

OFFICIAL

# **Council Meeting**

## **Agenda**

**25 May 2022 at 6:30pm**

**Council Chamber, Town Hall, Sturt Street,  
Ballarat**





The City of Ballarat acknowledges the Traditional Custodians of the land we live and work on, the Wadawurrung and Dja Dja Wurrung People, and recognises their continuing connection to the land and waterways. We pay our respects to their Elders past, present and emerging and extend this to all Aboriginal and Torres Strait Islander People.

This meeting is being broadcast live on the internet and the recording of this meeting will be published on council's website [www.ballarat.vic.gov.au](http://www.ballarat.vic.gov.au) in the days following the meeting.

Although every effort has been made to protect the privacy of the public, members of the public attending this meeting may be filmed. By remaining in the public gallery once the meeting commences, members of the public give their consent to being filmed, and for the recording of them to be made publicly available and used by council.

Information about broadcasting and publishing recordings of council meetings is available in council's Live Broadcasting and Recording of Council Meetings Procedure which is available on the council's website.

## PUBLIC SUBMISSIONS

- Public representations may be made on any items listed on the agenda in a Council Meeting apart from those listed in the confidential section.
- All attendees are encouraged to register their attendance by 4:30pm on the day of the meeting
- If you do wish to attend the meeting in person to make a submission, please contact [governance@ballarat.vic.gov.au](mailto:governance@ballarat.vic.gov.au) or call 5320 5875 to register
- Members of the public who wish to make a submission on an agenda item but who are unable to attend the meeting in person may make a submission in writing:
  - Submissions must be submitted in writing to [governance@ballarat.vic.gov.au](mailto:governance@ballarat.vic.gov.au) by no later than 4:30pm on the day of Council meeting; and
  - limited to no more than 200 words that will be read out by the Chief Executive Officer or nominated delegate at the meeting prior to the matter being considered by Council.

**ORDER OF BUSINESS:**

<b>1. Opening Declaration.....</b>	<b>6</b>
<b>2. Apologies For Absence.....</b>	<b>6</b>
<b>3. Disclosure Of Interest .....</b>	<b>6</b>
<b>4. Matters Arising From The Minutes.....</b>	<b>6</b>
<b>5. Confirmation Of Minutes.....</b>	<b>7</b>
<b>6. Public Question Time .....</b>	<b>7</b>
<b>7. Chief Executive Officer Report.....</b>	<b>8</b>
7.1. Chief Executive Officer Report.....	8
<b>8. Officer Reports.....</b>	<b>11</b>
8.1. Hearing of Verbal and Written Submission pertaining to the 2022/23 Draft Budget .....	11
8.2. Quarterly Performance Report Period Ending 31 March 2022 .....	17
8.3. Memorial Acknowledging Survivors of Sexual Assault .....	85
8.4. Fernery Stage 2 - Proposed Implementation Timeframe.....	94
8.5. Draft Community Infrastructure Plan.....	100
8.6. Elevating Environmentally Sustainable Design Project .....	141
8.7. Koorie Engagement Action Group Advisory Committee TOR .....	409
8.8. Her Majesty's Theatre Delegated Committee Membership .....	421
8.9. Contracts Approval Delegated Committee Minutes .....	431
8.10. S11A and S11B Instrument of Appointment and Authorisations .....	440
8.11. S6 Instrument of Delegation - Members of Staff.....	450
8.12. Outstanding Question Time Items .....	639

**9. Notice Of Motion .....645**

    9.1. Traffic Concerns in Buninyong.....645

**10. Reports From Committees/Councillors .....649**

**11. Urgent Business .....649**

**12. Section 66 (In Camera) .....649**

**13. Close .....649**

**The next Meeting of the Ballarat City Council will be held on Wednesday 22 June 2022.**

## 1. OPENING DECLARATION

**Councillors:** *"We, the Councillors of the City of Ballarat, declare that we will carry out our duties in the best interests of the community, and through collective leadership will maintain the highest standards of good governance."*

**Mayor:** *"I respectfully acknowledge the Wadawurrung and Dja Dja Wurrung People, the traditional custodians of the land, and I would like to welcome members of the public in the gallery."*

## 2. APOLOGIES FOR ABSENCE

## 3. DISCLOSURE OF INTEREST

## 4. MATTERS ARISING FROM THE MINUTES

## 5. CONFIRMATION OF MINUTES

## 6. PUBLIC QUESTION TIME

Note – all public representations will be heard before each item on the agenda.

### QUESTION TIME

- Members of the Public may attend the meeting in person to ask a question however all attendees must register by 4:30pm on the day of the meeting to ensure Council adheres to the number of attendees permitted.
- If you do wish to attend the meeting in person to ask your question, please contact [governance@ballarat.vic.gov.au](mailto:governance@ballarat.vic.gov.au) or call 5320 5875 to register
- Those members of the public who are unable to attend can still participate in question time by submitting their questions in writing.
- No person may submit more than two questions.
- The questions must be in English, must be 75 words or less and not include a preamble, other additional material, or multiple parts.
- Questions must be submitted via email to [governance@ballarat.vic.gov.au](mailto:governance@ballarat.vic.gov.au) by no later than 4:30pm on the day of the Council meeting

## 7. CHIEF EXECUTIVE OFFICER REPORT

### 7.1. CHIEF EXECUTIVE OFFICER REPORT

**Division:** Executive Unit  
**Director:** Evan King  
**Author/Position:** Evan King – Chief Executive Officer

#### PURPOSE

1. The CEO's Operational Report highlights issues and outcomes affecting the organisation's performance as it delivers services and implements the Council's strategies and policy decisions.

#### BACKGROUND

2. The Council of the City of Ballarat is responsible for setting the municipality's strategic direction. The CEO of the City of Ballarat is the sole employee of the Council and is responsible for establishing the organisational structure and resource allocation to achieve the objectives set by the Council. This operational report provides greater detail about organisational activities and issues involved with service delivery.

#### KEY MATTERS

##### 3. Commonwealth games announcement

On Tuesday 12 April, the Premier of Victoria, The Hon. Daniel Andrews and Minister for Tourism, Sport and Major Events, The Hon. Martin Pakula announced Ballarat will play a major role in the 2026 Commonwealth Games. Ballarat, alongside Geelong, Bendigo and Gippsland, will host the majority of sporting events for the Commonwealth Games, with Ballarat named as the host city for athletics, para athletics, boxing and cricket T20. Athletics is one of the biggest drawcard events of the Commonwealth Games and elite level facilities such as Mars Stadium and Selkirk Stadium have positioned us well to host these types of events. Ballarat is incredibly excited at this once in a generation opportunity for the City of Ballarat to build legacy infrastructure, both sporting, transport and housing that is required to deliver an event on this scale.

##### 4. Ballarat. Now and Into the Future 2022

On Thursday 21 April we launched a new campaign seeking state and federal funding support for six transformational projects for Ballarat and the region. Ballarat, Now and Into the Future 2022 is a co-operative campaign between nine of Ballarat's key organisations representing the health, education, tourism, commercial, local government and advocacy sectors. The projects will bring city-wide and regional benefits including – jobs during construction, investment in our economy, improved health outcomes and transport connectivity, increased opportunities for Ballarat's tertiary sector, and enhanced offerings for visitors. The six projects will inject a combined \$372 million into the Ballarat economy, create 1,762 direct and indirect jobs, and \$315.6 million in economic activity for the city and region during construction. The six projects include a Community Mental Health Facility, a Ballarat Major Events Precinct Expansion, Sovereign Master Plan Phase 1b, Ballarat Link Road Next Stages, Ballarat University Town and a Circular Economy Precinct anchored by a Materials Recovery Facility.

### **5. Inclusive Ballarat**

In April, City of Ballarat launched a comprehensive Inclusive Ballarat campaign. The mission of the campaign is to make Ballarat more inclusive for people of all ages, people with disability, people who identify as LGBTIQ+, people from a range of cultures and religions, and Aboriginal and Torres Strait Islander People. As well as informing an overarching Inclusion Framework, the campaign will also help formulate five different City of Ballarat plans: A refreshed Reconciliation Action Plan (RAP), a new Intercultural Plan, an updated Disability Access and Inclusion Plan, a new LGBTIQ+ Inclusion Plan, and an updated Ageing Well Plan. Ballarat residents provided their feedback through City of Ballarat's mySay page.

### **6. Anzac Day long weekend**

For the first time in two years, Ballarat residents were able to participate in a variety of Anzac Day services. Thousands of residents gathered at the Ballarat Cenotaph in Sturt Street at 6am for the Dawn Service. This was shortly followed with services at Cardigan at 7am, the Arch of Victory at 8am, Sebastopol at 8.45am, wreath laying service at the Australian Ex-Prisoners of War Memorial at 9am, Miners Rest at 10am and Buninyong at 10.15am. Over the Anzac Day weekend, Mars Stadium played host to the Western Bulldogs and Adelaide Crows game. The stadium was at full capacity and there was a moving tribute pre-match as part of the AFL's ANZAC round. Mars Stadium has undergone a number of improvements over the summer courtesy of a \$6.6 million State Government investment.

### **7. Western United**

The City of Ballarat has signed a new funding agreement with Western United Football Club and the State Government to bring even more world-class sporting action to Ballarat. The agreement brought the Western United men's A-league team to Ballarat for games in the 2022 season and will see Ballarat's Regional Soccer Facility host the inaugural Western United Cup, a tournament for junior girls. The three-day girl's event will also showcase the purpose-built football facilities at Morshead Park and align with City of Ballarat's Active Women and Girls Strategy. This agreement cements the strengthened relationship between the City of Ballarat, the State Government, and the Western United Football Club. Having A-League games in Ballarat is yet another big coup for Ballarat's sport-loving community and helps our post-pandemic sporting recovery continue to gain massive momentum.

### **8. City of Ballarat releases its Draft Budget 2022/23**

The City of Ballarat has released its Draft Budget 2022/23. The Budget has been informed by community engagement processes along with Council's commitment to sustainable budgeting and responsible financial management. This Draft Budget's consultation period began in November 2021, when the City of Ballarat asked residents to rank the Council Plan's six goals in order of priority and then provide their top five priorities from the 40 strategic objectives. From the feedback it was evident that the number one priority for Ballarat residents is to be more sustainable while also delivering key infrastructure and services. The process for the Draft Budget has been open and transparent, and the Draft Budget has undergone many reviews and changes to achieve a balanced and fiscally responsible position.

## **OFFICER RECOMMENDATION**

### **9. That Council:**

#### **9.1 Receive and note the CEO's Operational Report.**

## **ATTACHMENTS**

1. Governance Review [7.1.1 - 1 page]
-

OFFICIAL

**ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES**

1. The Chief Executive Officers report is in line with Council's commitment to transparent decision making as expressed in the Council Plan.

**COMMUNITY IMPACT**

2. The report is part of Council's commitment to ensuring the community is informed about key projects and initiatives delivered and ongoing, and community consultation being undertaken by the City of Ballarat.

**CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

3. No climate emergency and environmental sustainability implications have arisen from the preparation of this report.

**ECONOMIC SUSTAINABILITY IMPLICATIONS**

4. No additional economic sustainability implications have arisen from the preparation of this report.

**FINANCIAL IMPLICATIONS**

5. No additional financial implications have arisen from the preparation of this report.

**LEGAL AND RISK CONSIDERATIONS**

6. It is considered there are no legal and risk considerations associated with this report.

**HUMAN RIGHTS CONSIDERATIONS**

7. It is considered that the report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

**COMMUNITY CONSULTATION AND ENGAGEMENT**

8. No community consultation and engagement was required.

**CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT**

9. Council Officers affirm that no general or material interests need to be declared in relation to the matter of this report.

OFFICIAL

## 8. OFFICER REPORTS

### 8.1. HEARING OF VERBAL AND WRITTEN SUBMISSION PERTAINING TO THE 2022/23 DRAFT BUDGET

**Division:** Corporate Services  
**Director:** John Hausler  
**Author/Position:** Jason Clissold – Executive Manager Financial Services

#### PURPOSE

1. To receive verbal and written submissions relating to the 2022/23 Draft Budget.

#### BACKGROUND

2. In accordance with Section 94 and 96 of the *Local Government Act 2020*, Council resolved at its meeting held on 27 April 2022 to:
  - a. make the 2022/23 Draft Budget available at Council's customer service centre, Town Hall and via Council's MySay website;
  - b. invite public comment via written submissions from 28 April 2022 until 5pm Friday 20 May 2022; and
  - c. hear any person who requests to be heard in support of their submission before a meeting of the Council on 25 May 2022.

#### KEY MATTERS

3. Council placed the draft 2022/23 Budget on Council's MySay Website and gave public notice that it had done so and that copies of the draft Budget were also available from Customer Service, Ballarat Information Centre and The Ballarat Library.
4. Public notice was given seeking community submissions and promoting two public community budget briefings.
5. To minimise the barriers to making a submission, members of the community were able to lodge a submission on the MySay website without having to register. This meant they could leave feedback anonymously.
6. The attached report clearly shows these anonymous submissions. Unfortunately, we are unable to verify if these submissions have come from City of Ballarat ratepayers or not.
7. 40 submissions were received, with 6 submitters wishing to be speak in support of their submission.
8. The submissions received are presented in a summary form as an attachment to this report. Full copies of all submissions have been provided to Councillors in the Confidential attachment.

## OFFICER RECOMMENDATION

### 9. That Council:

- 9.1 Receive the verbal and written submissions relating to the 2022/23 Draft Budget;
- 9.2 Consider all submissions prior to considering the adoption of the 2022/23 Budget; and
- 8.3 Note that the development of the 2022/23 budget has complied with section 96 of the *Local Government Act 2020* in respect to hearing verbal presentations in support of written submissions as requested by respondents.

## ATTACHMENTS

1. Governance Review [8.1.1 - 2 pages]
2. 2022/23 Draft Budget Submissions Summary [8.1.2 - 2 pages]

## OFFICIAL

**ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES**

1. The Draft Budget has been prepared based on the Strategic Objective outlined in the Council Plan and in accordance with the requirements of the Local Government Act 2020.

**COMMUNITY IMPACT**

2. The annual and four-year budget is an important component of the Integrated Strategic Planning Framework, outlining the resources required to deliver the Council Vision Strategy and Policy for the community.
3. The report provides a further opportunity for the community to be heard by Council of its planned income and expenditure for the 2022/23 year and subsequent 3 years.

**CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

4. Council's commitment and investment towards Goal 1 (An Environmentally Sustainable Future) is detailed within the draft 2022/23 budget.

**ECONOMIC SUSTAINABILITY IMPLICATIONS**

5. Council's draft budget contains details of our expenditure in the local community for the 2022/23 year.

**FINANCIAL IMPLICATIONS**

6. The Budget report provides details of councils planned income raising and expenditure for the 2022/23 year and subsequent 3 years.
7. A balanced budget has been prepared for the community, taking into consideration Council's long term financial planning and strategy.
8. Consideration of submissions may result in changes to the proposed 2022/23 Budget.

**LEGAL AND RISK CONSIDERATIONS**

9. Section 94 of the Local Government Act 2020 requires Council to prepare and adopt a budget for each financial year and the subsequent 3 financial years by 30 June each year.
10. Section 96 of the Local Government Act 2020 also requires Council to develop the budget in accordance with the financial management principles and its community engagement policy.

**HUMAN RIGHTS CONSIDERATIONS**

11. It is considered that the report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

---

OFFICIAL

OFFICIAL

#### **COMMUNITY CONSULTATION AND ENGAGEMENT**

12. In November 2021, we asked Ballarat residents to prioritise the Council Plan's goals and objectives to help inform the Draft Budget 2022/23. Residents were asked to rank the Council Plan's six goals in order of priority and then provide their top five priorities from its 40 Strategic Objectives. 131 community members participated in this engagement.
13. Council placed the draft 2022/23 Budget on Council's Website and advertised that it had done so. Copies of the draft Budget were also available from Council's customer service at both the Town Hall and The Phoenix building.
14. Submissions to the budget were invited between Thursday 28 April 2022 and 5pm Friday 20 May 2022, with submitters invited to speak to their submission at this meeting.

#### **GENDER EQUALITY ACT 2020**

15. There are no gender equality implications identified for the subject of this report.

#### **CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT**

16. Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

---

OFFICIAL

## OFFICIAL

## Summary of Submissions pertaining to the 2022/23 Draft Budget

Submission No.	Summary of Submission
1	Concern over lack of existing footpath infrastructure in the area around Nicholson Street and the danger this presents for the elderly in this area which includes a nursing home facility.
2	Concern over the effect any rate increase will have on the affordability of rental housing.
3	Suggest more borrowings. Concern relating to services delivered by council that are either in competition with or could be solely delivered by private entities. Suggestion to sell off council assets that are not viable or used to capacity to fund a breakeven budget.
4	Request to offer residents alternative methods than tip vouchers in the disposal of hard rubbish waste.
5	Lack of budget allocation specific to Miners Rest, and concern over the regularity of ongoing maintenance services being performed in the area.
6	Resident believes the percentage of budgeted works for footpaths and drainage against the total allocation for major community infrastructure is low. Concern that current conditions are a danger for personal injury.
7	Suggestion to focus on roads and rubbish and request to have fireworks on Australia Day
8	Lack of budget allocation specific to Buninyong an suggesting a town plan be prepared for Buninyong.
9	Footpath request for Grana Drive Delacombe connecting two school crossings.
10	Improved pedestrian crossings suggested for several intersection locations.
11	Request for household purple lidded glass recycle bins.
12	Well balanced budget, but request for more spending on footpath repairs and upgrades.
13	Concern that Council does not listen to rate payer input
14	Query regarding Council utility costs, sustainability initiatives and the type of lighting chosen for the Lake Lighting project.
15	Suggests a focus on strategic projects, redevelopment and infill medium density housing in the CBD.
16	Request for ongoing commitment to drainage works in Miners Rest.
17	Suggests Council plan and budget are not driven by a community vision and a lack of strategic objectives.
18	Several points as summarised. <ol style="list-style-type: none"> <li>1. Professional Budget.</li> <li>2. Balanced and financially responsible budget that aligns with the plan.</li> <li>3. Has Council adequately explained how the return on borrowings is optimal for the assets it is funding?</li> <li>4. Is 'strengthening' Ballarat performing arts scene an adequate outcome for the level of funds invested in Her Majesty's Theatre.</li> <li>5. Concern the description for youth development does not provide a clear understanding of what will be delivered for the \$644,000 invested.</li> <li>6. Investment in Strategic Planning is positive</li> <li>7. On the whole an impressive set of services to be provided.</li> </ol>
19	Why is there no hard rubbish collection & recycling
20	Concerns about Council focus on alternative transportation options, seen to be discouraging car travel. No supporting those who are unable to ride or walk far.
21	Suggestion around integrated housing options, and a redesign on bus public transport operations and infrastructure
22	Support for the budget. Very glad goal 1 is environmental sustainability, encouraging Council to be leaders in this area. Particularly regarding Strategic Objective 1.3 – Support Communities to be adaptive and resilient to a changing climate.
23	Submission believes cycling is a key activity to address many of the Council goals but feels the rate of spending on bike infrastructure is not enough.

OFFICIAL

## OFFICIAL

**Summary of Submissions pertaining to the 2022/23 Draft Budget**

24	Request to focus on climate and emergency management plans/responses. Support for Circular Economy initiatives.
25	Query whether works at Doug Dean Reserve \$700,000 would include the existing stadium, meeting rooms, storage rooms, kitchen and changerooms. Suggestions provided around works that would address current safety issues raised by the submitter.
26	Query if Doug Dean upgrade includes any upgrade of facilities within the indoor basketball court. Eg. Fans, ventilation, blinds and floorboards.
27	Query total spend on environmental sustainability as a percentage of total budget and concerns about the \$7 million spend on airport upgrade rather than more environmental projects.
28	Concern that active transport and the Cycling Action Plan 2017-25 is not being taken seriously with comparable spend on Roads increasing when compared to active transport.
29	Raises need for signage around Lake Wendouree to protect wildlife. Other suggestions around reducing light pollution and costs of operating street lighting, and encouraging more green spaces in the city, citing the Bridge Mall as a possible opportunity. More funding for Parks and Gardens.
30	Query as to whether Council recovers any ratepayer's money from the tourism and hospitality sector given Council's investment in events. Requested more detail on disclosing the revenue applicable to various event initiatives to clearly show the net cost of holding each activity.
31	Concern over lack of funding for Hockey in Ballarat, believes current facilities are not adequate to cope with demand and in need of significant investment in the coming years to promote local participation and attract regional events to the city .
32	Query as to what part of the budget has specifically targeted climate change issues, concern over level of rates and further suggestions regarding sustainable growth and renewable energies.
33	Given the deepening of the climate emergency as recently experienced by Australians in the extreme weather events of the last three years, it would seem prudent for Council to prioritise those actions outlined in the Carbon Neutrality and 100% Renewable Action Plan (2019) and in Carbon Neutrality Plan Progress Update (2022). Any discretionary funding and savings from efficiencies in the bigger budget items in the Draft Budget 2022/23, should be allocated to those actions.
34	Commended Council on prioritising environmental sustainability and "healthy, connected and inclusive community". Wants to know if Council has plans to address food security and related local initiatives.
35	Concern over lack of funding for Hockey facilities includes current and additional pitches, and changerooms to encourage female participation.
36	Concerns around Urban Forest, Lake Lighting, condition of roads, kerb, drainage, and footpaths. Views large spend on bike paths as unnecessary.
37	Concern around condition and maintenance of historical monuments, memorials, and graves.
38	Request to review Council's Plant/Fleet Replacement Policy to minimise costs.
39	Focussed on the visitor economy in the region, requests more detail behind the budget figures and an open discussion on how to best utilise Council assets to attract visitors and maximise their economic impact.
40	Commend the Council on prioritising the Environment and Sustainability and Healthy, Connected and Inclusive Community. Concerned Council's response to declared state of Climate Emergency appears narrower, less interconnected and slower than the current situation warrants. Concerns about food security and suggests advocating for food gardens.

OFFICIAL

## 8.2. QUARTERLY PERFORMANCE REPORT PERIOD ENDING 31 MARCH 2022

**Division:** Corporate Services  
**Director:** John Hausler  
**Author/Position:** Jason Clissold – Executive Manager Financial Services

### PURPOSE

1. The Quarterly Financial Management Report (attachment 1) and Council Plan Quarterly Report (attachment 2) provide an update on Council's performance in relation to budget and the implementation of the Council Plan 2021/22 actions for the 9 months to 31 March 2022.

### BACKGROUND

2. The Quarterly Financial Management Report sets out Council's financial performance for the period ending 31 March 2022, including;
  - a. Summary of Financial Results;
  - b. Financial Statements;
  - c. Latest forecast projections;
  - d. Key Performance Indicators;
  - e. Local Spend Summary; and
  - f. Investments Summary.
3. The Council Plan Quarterly Report – 31 March 2022 provides an update on the progress relating to the implementation of the Council Plan 2021/22 actions
4. Pursuant to Section 97 of the *Local Government Act 2020*, as soon as practicable after the end of each quarter of the financial year, the Chief Executive Officer must ensure that a statement comparing the budgeted revenue and expenditure for the financial year with the actual revenue and expenditure to date is presented to the Council at a Council meeting which is open to the public.

### KEY MATTERS

5. The statements in the Quarterly Financial Management Report (attachment 1) contain the following data sets in relation to Year to Date (YTD), Forecast and Annual performance:

**Adopted Budget** The budget that was adopted by Council and is published on Council's website.

**MYBR** The agreed adjustments to the adopted budget that were endorsed as part of the Mid-Year Budget Review. This included:

- Council approved carryovers from 2020/21;
- opening financial position following 30 June 2021 audit; and
- any management adjustments up to 14 January 2022.

**Forecast** MYBR adjusted for any further forecast changes that have been identified in the third quarter.

**Actual** YTD Results to 31 March 2022.

6. The March 2022 forecast has been completed in conjunction with relevant managers. The focus of this process was to identify any material changes expected, compared to the MYBR position.
7. This forecast does not include any adjustment relating to the early payment of 75% of the 2022/23 Federal Assistance Grants. This was announced in early April and is considered a timing difference that will not have an overall impact on Council's financial sustainability. It is likely to result in a higher than forecast cash balance at 30 June 2022.
8. The summary page at the front of the Quarterly Financial Management Report provides the reader with a snapshot of Council's performance to 31 March 2022.

### **Income Statement**

9. The Income Statement provides a summary of the total income and total expenditure relating to Council's annual operations.
10. The Income Statement shows a surplus of \$89.9 million for the 9 months to 31 March 2022, \$16.7 million favourable to the YTD forecast.
11. The annual forecast operating surplus for 2021/22 has increased by \$3.1 million, to \$88.4 million. Of this, \$2.8 million is expected to have a permanent positive impact on Council's net result. \$375 thousand of this relates to non-cash items, leaving a \$2.4 million positive impact on the cash position.
12. It is proposed that any positive variance to budget at 30 June 2022 be held in reserve to support Council to meet an interest only loan obligation of \$23.1 million that matures in December 2025.

### **Statement of Capital Works**

13. The Statement of Capital Works is Council's approved Capital works program by the required Asset Categories.
  14. As at 31 March 2022 Council had spent \$39.8 million compared to the YTD budget of \$101.4 million. There is \$33 million of commitments (purchase orders) outstanding at 31 March 2022.
  15. The annual forecast capital expenditure for 2021/22 has been reduced by a further \$11 million. \$7.3 million of this reduction relates to the timing of projects, in that they will not be completed by 30 June 2022 and will need to be requested for carryover into 2022/23. Hence, no impact on Council's 10 Year Financial Plan.
  16. In addition to the proposed timing changes, there are \$1.3 million of permanent savings expected, which will reduce the size of the 2021/22 Capital Budget to \$108.8 million. It is proposed that any permanent savings at 30 June 2022, be held in reserve to support Council to meet an interest only loan obligation of \$23.1 million that matures in December 2025.
  17. Any unspent Capital Works in 2021/22 will have the effect of increasing the cash balance at 30 June 2022. Once the 2021/22 financial year end process has been finalised, any unspent capital works will be considered for carryover during the 2022/23 financial year.
-

**Balance Sheet**

18. The Balance Sheet summarises the value of Assets (which Councils owns) and our Liabilities (what Council owes) and the difference between assets and liabilities (Net Assets or Equity) reflects Council's net worth.
19. Council's net worth at the 31 March 2022 is \$2.15 billion.

**Cash Flow**

20. The Cashflow Statement reflects actual results as at 31 March 2022. Council's Cash and Cash Equivalents were \$173 million, \$121 million favourable to YTD budget. The large variation from budget is primarily due to:
- a larger than anticipated amount of cash at the start of the year \$143.6 million compared to the budgeted amount of \$100.2 million; and
  - Cash outflows from investing activities (Capital Works) down YTD by \$62.1 million.
21. The cash balance at 30 June 2022 is forecast to be \$105.8 million. The large variation from budget is primarily due to:
- a larger than anticipated amount of cash at the start of the year - \$143.6 million compared to the budgeted amount of \$100.2 million;
  - the forecast net reduction in the 2021/22 capital works program; and
  - the forecast improvement in Council's operating surplus.
22. It is important to understand the restrictions that are forecast to be on this cash balance at 30 June 2022 and future commitments in Council's 10-Year Financial Plan, which amongst other commitments include:
- Developer Contribution commitments - \$21.2 million at 30 June 2022;
  - Forecast carryovers from 2021/22 - \$37.3 million; and
  - The \$23.1 million loan repayment due in 2025.
23. Current financial projections indicate this \$23.1 million loan will need to be 100% refinanced at maturity, as Council will not have the capacity to settle it. Officers believe it prudent to quarantine any surplus funds from operations, between now and maturity, to reduce the level of refinancing required.
24. It is therefore recommended that any positive cash variance, to budget, at 30 June 2022 be held in reserve to support Council in meeting an interest only loan obligation of \$23.1 million that matures in December 2025. Currently, this reserve amount to repay the loan is now forecast to be \$3.7 million (\$2.4 million operating cash variance and \$1.3 million capital saving from the quarter 3 2021/22 review).

**Local Spend**

25. For the 9 Months to 31 March 2022, 59% of Council's total expenditure with suppliers has been classified as Local.

**Investments**

26. As at 31 March 2022 Council was holding \$154 million in investments, varying in interest rates from 0.40% to 0.95%. At the time of writing this report we were seeing rates slowly increase.
-

27. \$56 million was invested with Fossil Fuel Free institutions at comparable interest rates. This represented 36.36% of the investment portfolio.

### OFFICER RECOMMENDATION

**28. That Council:**

- 28.1 Receive the Quarterly Financial Management Report – Period Ending 31 March 2022 and note the financial matters contained within the report.**
- 28.2 Receive the Council Plan Quarterly Report – 31 March 2022.**

### ATTACHMENTS

1. Governance Review [8.2.1 - 2 pages]
2. Quarterly Financial Management Report - 31 March 2022 [8.2.2 - 10 pages]
3. Quarterly Council Plan Update 202122 - Quarter 3 [8.2.3 - 52 pages]

## OFFICIAL

**ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES**

1. The Quarterly Finance Report is a Statutory report as per section 97 of the *Local Government Act 2020*
2. The Council Plan report provides the community with an update on how Council is progressing with the implementation of the adopted Council Plan.

**COMMUNITY IMPACT**

3. The inclusion of the Quarterly Finance Report in the Council agenda and the availability to the community, increases awareness of the Council's financial position and provides transparency in its financial operations.

**CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

4. There are no climate emergency and environmental sustainability implications identified for the subject of this report.

**ECONOMIC SUSTAINABILITY IMPLICATIONS**

5. There are no economic sustainability implications identified for the subject of this report.

**FINANCIAL IMPLICATIONS**

6. The Quarterly Finance Report provides detail on the Council's ongoing financial viability as at the date of the report 31 March 2022, and its performance against the Council budget for 2021/22.

**LEGAL AND RISK CONSIDERATIONS**

7. There are no legal and risk implications identified for the subject of the report

**HUMAN RIGHTS CONSIDERATIONS**

8. It is considered that the report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

**COMMUNITY CONSULTATION AND ENGAGEMENT**

9. There is no requirement for community consultation or engagement with this report.

**GENDER EQUALITY ACT 2020**

10. There are no gender equality implications identified for the subject of this report.

---

OFFICIAL

OFFICIAL

**CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT**

11. Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

---

OFFICIAL

OFFICIAL



## **Quarterly Financial Management Report**

**Period Ending 31 March 2022**

OFFICIAL

OFFICIAL

## Summary of Financial Results - City of Ballarat

### Period Ending 31 March 2022

The Income Statement shows a surplus of \$89.9m for the 9 months to 31 March 2022, \$16.7m favourable to the year to date (YTD) forecast. Only \$2.8m of this is considered a permanent favourable movement, with the remainder considered timing at this stage. The latest forecast projects an increase in the net result for 2022/23 of \$3.1m compared to the Mid-Year Budget Review (MYBR), to \$88.8m

Capital expenditure for the 9 months to 31 March 2022 totals \$39.6m, which represents 39% of the YTD budget of \$101.4m and 36% of the latest annual forecast of \$108.8m. The capital works program is forecast to reduce by \$11m compared to the MYBR, primarily as a result of recognising projects that will not be complete this financial year (\$7.3m). These projects will be carried forward into the 2022/23 financial year.

While Council's Cash Balance is forecast to increase by \$14.8m, to \$105.8m at 30 June 2022, only \$3.7m of this is considered a permanent increase with the remaining to be timing difference. This additional cash will assist Council in managing its long term financial sustainability.

Below is a summary of the income and capital works statements compared to budget. Please see the financial statements on the following pages for further information on Council's financial performance.

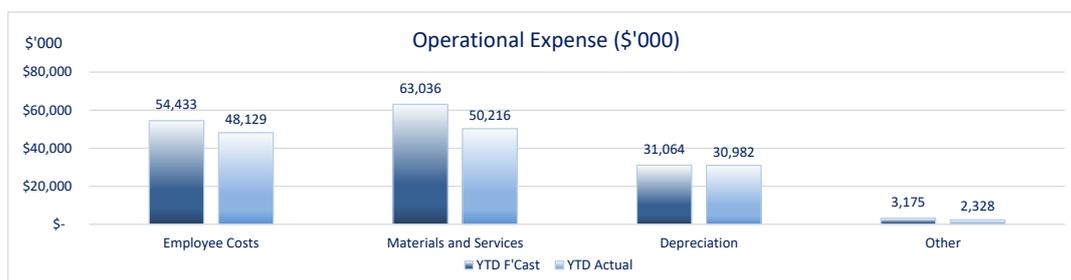


#### Key Budget Variances:

**Rates** - Revenue is consistent with the current forecast.

**Grants and Contributions** - Revenue is unfavourable to the YTD forecast. This is primarily considered to be a timing difference in the receipt of grant income as at 31 March 2022

**Other** - Favourable to forecast primarily due to the timing of non-monetary contributions with an additional \$2.8m received at 31 March 2022.



#### Key Budget Variances:

**Employee Costs** – Significantly below forecast due to the high level of vacant positions and some employee costs being allocated to capital projects.

**Materials and Services** – Favourable to forecast primarily due to the timing of service delivery. \$665k of the \$12.8m favourable is considered a permanent saving.



#### Key Budget Variances:

The variance between YTD Forecast and YTD Actual is primarily due to the timing of the Capital Works program. It is recognised that the full capital works program will not be able to be delivered in 2021/22 and has been forecast down to \$108.8m.

- The Capital Works statement is showing total spend to 31 March of \$39.6m. This is:
  - 39% of the year to date forecast of \$101.4m;
  - 36% of the forecast capital works of \$108.8m.

OFFICIAL

OFFICIAL

## Income Statement - City of Ballarat

### Period Ending 31 March 2022

	Year to Date (YTD)			Annual			Variance MYBR v Forecast	Notes
	Adopted Budget \$'000	Actual \$'000	Variance \$'000	Adopted Budget \$'000	MYBR \$'000	Forecast 31 Mar 22 \$'000		
<b>Income</b>								
Rates and charges	134,120	134,282	162	134,030	135,417	135,388	(29)	
Statutory fees and fines	3,476	4,599	1,123	5,423	5,926	6,350	424	1
User Fees	15,205	13,993	(1,212)	20,428	19,463	19,525	62	
Grants Capital	35,146	31,126	(4,020)	25,325	49,240	47,522	(1,718)	2
Grants Operating	20,830	18,720	(2,110)	33,500	27,872	29,848	1,976	3
Contributions Monetary	13,470	12,331	(1,139)	17,569	19,721	19,491	(230)	4
Contributions Non Monetary	565	3,441	2,876	27,455	27,209	27,209	0	
Net Gain/(Loss) on disposal of property, infrastructure, plant and equipment	150	784	634	1,200	747	784	37	
Fair Value adjustments for investment property	0	0	0	0	0	0	0	
Share of net profits on associates and joint ventures accounted for by the equity method	0	0	0	0	0	0	0	
Other Income	1,954	2,303	349	2,605	2,522	2,402	(120)	
<b>Total Income</b>	<b>224,916</b>	<b>221,579</b>	<b>(3,337)</b>	<b>267,535</b>	<b>288,117</b>	<b>288,519</b>	<b>402</b>	
<b>Expenses</b>								
Employee Costs	54,433	48,129	6,304	72,803	70,065	67,916	2,149	5
Materials and services	63,036	50,216	12,820	81,414	88,054	87,389	665	6
Depreciation and amortisation	31,064	30,982	82	41,420	41,420	41,420	0	
Amortisation - Intangible Assets	0	0	0	0	0	0	0	
Amortisation - Right of Use	0	0	0	0	0	0	0	
Bad and doubtful debts	560	616	(56)	747	776	924	(148)	
Borrowing Costs	1,190	1,193	(3)	1,563	1,563	1,563	0	
Finance Costs	0	0	0	0	0	0	0	
Other expenses	1,425	519	906	1,835	869	863	6	
Fair Value adjustments for investment property	0	0	0	0	0	0	0	
Share of net losses on associates and joint ventures accounted for by the equity method	0	0	0	0	0	0	0	
<b>Total expenses</b>	<b>151,708</b>	<b>131,655</b>	<b>20,053</b>	<b>199,782</b>	<b>202,747</b>	<b>200,075</b>	<b>2,672</b>	
<b>Surplus/(Deficit)</b>	<b>73,208</b>	<b>89,924</b>	<b>16,716</b>	<b>67,753</b>	<b>85,370</b>	<b>88,444</b>	<b>3,074</b>	

**Notes:**

1. Statutory Fees and Fines - Revenue from parking fines is greater than forecast. Revenue was reduced in the 21/22 budget due to COVID.
2. Capital Grants - YTD actual grants are less than forecast primarily due to timing of grants. The reduction in the annual forecast relates to a correction to the level of grant funding relating to the Wendouree Community Recreation Precinct.
3. Operating Grants - Annual forecast has increased primarily due to a \$1.3m rebate relating to replacement of streetlights for LED's and additional funding expected to be received in relation to new projects in Early Years and for Summer Sundays.
4. Contributions Money - Reduction in the annual forecast is primarily due to a reduction in the expected level of Open Space Contributions.
5. Employee Costs - Favourable YTD due to the large number of vacant positions and some costs being allocated to capital projects. The annual forecast has been revised to reflect these savings, but is still conservative assuming full employment in the last quarter.
6. Materials and Services - The large savings YTD are primarily considered timing issues, with the annual forecast cost reduced by \$665k.

OFFICIAL

OFFICIAL

**Balance Sheet - City of Ballarat**

As at 31 March 2022

	Year to Date (YTD)			Annual			Variance MYBR v Forecast	Notes
	Adopted Budget	Actual	Variance	Adopted Budget	MYBR	Forecast 31 Mar 22		
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
<b>Assets</b>								
<b>Current Assets</b>								
Cash and cash equivalents	52,097	173,037	120,940	47,195	90,955	105,762	14,807	1
Trade and other receivables	12,526	4,730	(7,796)	7,026	7,026	6,310	(716)	
Rates Receivables	25,397	24,108	(1,289)	5,500	5,500	5,500	0	2
Fire Services Levy	2,221	2,313	92	0	0	0	0	2
Other Financial Assets	0	2	2	0	2	2	0	
Inventories	400	468	68	400	456	456	0	
Non-Current Assets Classified as Held for Sale	0	0	0	0	0	0	0	
Other assets	200	125	(75)	1,187	1,307	1,307	0	
<b>Total Current Assets</b>	<b>92,841</b>	<b>204,783</b>	<b>111,942</b>	<b>61,308</b>	<b>105,246</b>	<b>119,337</b>	<b>14,091</b>	
<b>Non-Current Assets</b>								
Trade and other receivables	0	0	0	0	0	0	0	
Other Financial Assets	0	0	0	0	0	0	0	
Investments in associates, joint ventures and subsidiaries	0	0	0	0	0	0	0	
Property, infrastructure, plant and equipment	1,893,854	1,991,850	97,996	1,882,293	1,981,278	1,981,253	(25)	
Right of Use Asset	2,834	1,678	(1,156)	2,834	1,678	1,678	0	
Investment Property	0	0	0	0	0	0	0	
Other Non-Current Assets	746	0	(746)	746	158	158	0	
Works in Progress Expense - Current Year	101,378	43,232	(58,146)	159,036	146,963	135,971	(10,992)	3
<b>Total Non-Current Assets</b>	<b>1,998,812</b>	<b>2,036,760</b>	<b>37,948</b>	<b>2,044,909</b>	<b>2,130,077</b>	<b>2,119,060</b>	<b>(11,017)</b>	
<b>Total Assets</b>	<b>2,091,653</b>	<b>2,241,543</b>	<b>149,890</b>	<b>2,106,217</b>	<b>2,235,323</b>	<b>2,238,397</b>	<b>3,074</b>	
<b>Liabilities</b>								
<b>Current Liabilities</b>								
Trade and other payables	9,089	449	8,640	9,089	9,089	9,089	0	
Fire Services Levy	4,306	9,867	(5,561)	0	0	0	0	
Trust funds and deposits	11,788	12,805	(1,017)	11,788	14,138	14,138	0	
Provisions	15,560	16,286	(726)	15,560	15,735	15,735	0	
Interest-bearing loans and borrowings	1,140	1,140	0	4,692	4,692	4,692	0	
Lease Liabilities	1,302	457	845	1,302	457	457	0	
Unearned Income	0	0	0	0	0	0	0	
Other Current Liabilities	0	0	0	0	0	0	0	
<b>Total Current Liabilities</b>	<b>43,185</b>	<b>41,004</b>	<b>2,181</b>	<b>42,431</b>	<b>44,111</b>	<b>44,111</b>	<b>-</b>	
<b>Non-Current Liabilities</b>								
Trust Funds and Deposits	0	0	0	0	0	0	0	
Provisions	11,729	10,683	1,046	11,729	10,603	10,603	0	
Interest-bearing loans and borrowings	35,739	35,739	0	31,047	31,047	31,047	0	
Lease Liabilities	1,591	1,153	438	1,591	1,153	1,153	0	
Other Non-Current Liabilities	0	0	0	0	0	0	0	
<b>Total Non-Current Liabilities</b>	<b>49,059</b>	<b>47,575</b>	<b>1,484</b>	<b>44,367</b>	<b>42,803</b>	<b>42,803</b>	<b>0</b>	
<b>Total Liabilities</b>	<b>92,244</b>	<b>88,579</b>	<b>3,665</b>	<b>86,798</b>	<b>86,914</b>	<b>86,914</b>	<b>0</b>	
<b>Net Assets</b>	<b>1,999,409</b>	<b>2,152,964</b>	<b>153,555</b>	<b>2,019,419</b>	<b>2,148,409</b>	<b>2,151,483</b>	<b>3,074</b>	
<b>Equity</b>								
Accumulated surplus	1,229,812	1,295,970	66,158	1,255,277	1,292,919	1,293,259	340	
Reserves	696,389	767,069	70,680	696,389	770,120	770,120	0	
YTD Surplus/(Deficit)	73,208	89,925	16,717	67,753	85,370	88,444	3,074	
<b>Total Equity</b>	<b>1,999,409</b>	<b>2,152,964</b>	<b>153,555</b>	<b>2,019,419</b>	<b>2,148,409</b>	<b>2,151,823</b>	<b>3,414</b>	

OFFICIAL

OFFICIAL

## Balance Sheet - City of Ballarat

### As at 31 March 2022

**Notes:**

1. Cash and cash equivalents balance is forecast to reduce before 30 June 2022 as the balance of the capital works program (\$69m) is delivered. The closing cash balance is forecast to increase, compared to the adopted budget, primarily due to a higher than expected opening balance and a reduction in the forecast capital works to be completed by 30 June 2022.
2. Rates Receivable and Fire Service Levy balances are high due to rates being raised in full during August. These balances will reduce once the final rate instalments are due on 31 May.
3. Work in Progress assets are less than YTD forecast primarily due to the timing of the capital works program. The annual forecast has been reduced by a further \$11m, compared to the MYBR, primarily due to identifying some projects that will not be complete by 30 June 2022.

OFFICIAL

OFFICIAL

### Cash Flow Statement - City Of Ballarat

Period Ending 31 March 2022

	Year to Date Inflows/(Outflows)			Annual Inflows/(Outflows)			Variance MYBR v Forecast	Notes
	Adopted Budget \$'000	Actual \$'000	Variance \$'000	Adopted Budget \$'000	MYBR \$'000	Forecast 31 Mar 22 \$'000		
<b>Cash flows from operating activities</b>								
Rates and charges	108,517	115,851	7,335	133,730	133,051	133,306	255	1
Statutory fees and fines	3,474	4,380	906	5,423	5,926	6,350	424	
User Fees	15,002	14,067	(935)	20,128	22,597	22,943	346	
Grants Operating	18,909	20,893	1,984	25,325	25,937	27,913	1,976	2
Grants Capital	11,827	7,210	(4,617)	33,500	25,324	23,606	(1,718)	3
Contributions Monetary	13,243	12,104	(1,139)	17,569	19,494	19,264	(230)	
Interest received	567	358	(209)	750	750	750	0	
Net GST Payment/Refund	0	7,085	7,085	0	0	0	0	
Other receipts	1,386	1,945	559	1,855	1,772	1,652	(120)	
Trust funds	500	406	(94)	500	0	0	0	
Fire Services Levy	2,085	2,936	851	0	0	0	0	
Employee Costs	(54,434)	(47,033)	7,401	(72,803)	(70,065)	(67,916)	2,149	4
Materials and Services	(62,008)	(66,615)	(4,607)	(81,414)	(91,536)	(90,871)	665	
Short-term, low value and variable lease payments	0	0	0	0	0	0	0	
Other payments	(1,423)	(519)	904	(1,835)	(869)	(863)	6	5
<b>Net cash provided by (used in) operating activities</b>	<b>57,644</b>	<b>73,069</b>	<b>15,425</b>	<b>82,728</b>	<b>72,380</b>	<b>76,133</b>	<b>3,753</b>	
<b>Cash flows from investing activities</b>								
Payments for property, infrastructure, plant and equipment	(101,377)	(39,924)	61,453	(130,936)	(119,754)	(108,762)	10,992	6
Proceeds from sale of property, infrastructure, plant and equipment	153	809	656	1,200	747	809	62	
Loans and advances to community organisations	0	0	0	0	0	0	0	
Repayment of loans and advances from community organisations	0	0	0	0	0	0	0	
<b>Net cash provided by (used in) investing activities</b>	<b>(101,224)</b>	<b>(39,115)</b>	<b>62,109</b>	<b>(129,736)</b>	<b>(119,007)</b>	<b>(107,953)</b>	<b>11,054</b>	
<b>Cash flows from financing activities</b>								
Finance costs	(1,229)	(1,201)	28	(1,563)	(1,563)	(1,563)	0	
Proceeds from interest bearing loans and borrowings	0	0	0	0	0	0	0	
Repayment of interest bearing loans and borrowings	(3,341)	(3,341)	0	(4,481)	(4,481)	(4,481)	0	
Interest paid - lease liability	0	0	0	0	0	0	0	
Repayment of lease liabilities	0	0	0	0	0	0	0	
<b>Net cash provided by (used in) financing activities</b>	<b>(4,570)</b>	<b>(4,542)</b>	<b>28</b>	<b>(6,044)</b>	<b>(6,044)</b>	<b>(6,044)</b>	<b>0</b>	
Net increase/(decrease) in cash and cash equivalents	(48,150)	29,412	77,562	(53,052)	(52,671)	(37,864)	14,807	
Cash and cash equivalents at the beginning of the period	100,247	143,625	43,378	100,247	143,626	143,626	0	
<b>Cash and cash equivalents at the end of the period</b>	<b>52,097</b>	<b>173,037</b>	<b>120,940</b>	<b>47,195</b>	<b>90,955</b>	<b>105,762</b>	<b>14,807</b>	
<b>Less Restricted Cash</b>								
Sub Dividers Reserve	(3,210)	(3,043)	167	(3,210)	(3,197)	(3,210)	(13)	
Developer Contributions Reserve	(17,957)	(12,614)	5,343	(17,957)	(17,957)	(17,957)	0	
Asset Realisation Reserve (Sale of Land)	0	(3,346)	(3,346)	0	0	0	0	
Waste Reserve	(733)	0	733	(733)	(733)	(733)	0	
Trust Funds and Deposits	(11,788)	(12,805)	(1,017)	(11,788)	(14,138)	(14,138)	0	
<b>Total Restricted Cash</b>	<b>(33,688)</b>	<b>(31,808)</b>	<b>1,880</b>	<b>(33,688)</b>	<b>(36,025)</b>	<b>(36,038)</b>	<b>(13)</b>	
<b>Unrestricted Cash*</b>	<b>18,409</b>	<b>141,229</b>	<b>122,820</b>	<b>13,507</b>	<b>54,930</b>	<b>69,724</b>	<b>14,794</b>	

\* This calculation does not take into account the commitment to deliver carryover projects from prior years.

#### Notes:

- YTD Cash flow from Rates and Charges is favourable by \$7.3m. This is considered to be a timing issue at this stage and reflects more rate payers paying via instalments, rather than lump sum, than budgeted.
- Annual forecast has increased primarily due to a \$1.3m rebate relating to replacement of streetlights for LED's and additional funding expected to be received in relation to new projects in Early Years and for Summer Sundays.
- YTD actual grants are less than forecast primarily due to timing of grants. The reduction in the annual forecast relates to a correction to the level of grant funding relating to the Wendouree Community Recreation Precinct.
- Employee costs are down which is reflective of the YTD savings due to a high level of vacant positions.
- Materials and Service payments are above budget YTD primarily due to the timing of the creditor payments in June/July 2021. i.e. Trade payables balance at 30 June 2021 totalled \$12.6m, compared to a balance of \$1.4m at 31 December.
- Cash flow from investing activities are tracking well below budget due to the level of capital works that have been delivered to 31 March 2022. The annual forecast has also been reduced to reflect the level of projects that will not be completed by 30 June 2022. The other items in the cashflow are generally reflective of the YTD Income Statement and Capital Works Statement.

OFFICIAL

OFFICIAL

## Statement of Capital Works - City of Ballarat

### Period Ending 31 March 2022

	Year to Date			Annual			Variance MYBR v Forecast
	Adopted Budget \$'000	Actual \$'000	Variance \$'000	Adopted Budget \$'000	MYBR \$'000	Forecast 31 Mar 22 \$'000	
<b>Property</b>							
Land	0	219	(219)	10,000	10,060	10,060	0
Land improvements	150	0	150	200	200	200	0
<b>Total land</b>	<b>150</b>	<b>219</b>	<b>(69)</b>	<b>10,200</b>	<b>10,260</b>	<b>10,260</b>	<b>0</b>
<b>Buildings</b>							
Buildings	9,234	3,835	5,399	6,196	6,817	6,526	291
Heritage buildings	4,927	1,599	3,328	3,117	1,968	1,918	50
Building improvements	4,590	2,044	2,546	9,511	4,639	4,520	119
Leasehold improvements	0	0	0	0	0	0	0
<b>Total buildings</b>	<b>18,751</b>	<b>7,478</b>	<b>11,273</b>	<b>18,824</b>	<b>13,424</b>	<b>12,964</b>	<b>460</b>
<b>Total property</b>	<b>18,901</b>	<b>7,697</b>	<b>11,204</b>	<b>29,024</b>	<b>23,684</b>	<b>23,224</b>	<b>460</b>
<b>Plant and equipment</b>							
Heritage plant and equipment	0	0	0	0	0	0	0
Plant, machinery and equipment	4,341	3,953	388	5,379	6,346	6,246	100
Fixtures, fittings and furniture	0	32	(32)	0	51	66	(15)
Computers and telecommunications	4,533	532	4,001	5,542	4,695	1,550	3,145
Library books	374	240	134	414	424	424	0
<b>Total plant and equipment</b>	<b>9,248</b>	<b>4,757</b>	<b>4,491</b>	<b>11,335</b>	<b>11,516</b>	<b>8,286</b>	<b>3,230</b>
<b>Infrastructure</b>							
Roads	26,380	10,394	15,986	33,841	34,977	34,285	692
Bridges	377	0	377	377	377	377	0
Footpaths and cycleways	2,428	840	1,588	2,479	2,479	3,171	(692)
Drainage	3,260	287	2,973	3,680	1,280	1,080	200
Recreational, leisure and community facilities	26,015	11,277	14,738	27,460	27,907	25,419	2,488
Waste management	661	1,670	(1,009)	4,068	4,122	4,122	0
Parks, open space and streetscapes	6,609	853	5,756	7,588	3,412	3,398	14
Aerodromes	0	494	(494)	0	831	831	0
Off street car parks	1,954	665	1,289	2,070	1,722	1,722	0
Other infrastructure	5,545	856	4,689	9,014	7,447	2,847	4,600
<b>Total infrastructure</b>	<b>73,229</b>	<b>27,336</b>	<b>45,893</b>	<b>90,577</b>	<b>84,554</b>	<b>77,252</b>	<b>7,302</b>
<b>Total capital works expenditure</b>	<b>101,378</b>	<b>39,790</b>	<b>61,588</b>	<b>130,936</b>	<b>119,754</b>	<b>108,762</b>	<b>10,992</b>
<b>Represented by:</b>							
New asset expenditure	38,191	11,282	26,909	51,751	45,400	47,141	(1,741)
Asset renewal expenditure	38,092	18,690	19,402	63,049	57,384	38,253	19,131
Asset expansion expenditure	0	0	0	0	0	0	0
Asset upgrade expenditure	25,095	9,818	15,277	16,136	16,970	23,368	(6,398)
<b>Total capital works expenditure</b>	<b>101,378</b>	<b>39,790</b>	<b>61,588</b>	<b>130,936</b>	<b>119,754</b>	<b>108,762</b>	<b>10,992</b>

**Notes:**

The variance between YTD Forecast and YTD Actual is primarily due to the timing of the Capital Works program. It is recognised that the capital works program will not be able to be delivered in 2021/22 and has been forecast down to \$108.8m.

- The Capital Works statement is showing total spend to 31 March of \$39.6m. This is:
  - 39% of the year to date forecast of \$101.4m;
  - 36% of the forecast capital works of \$108.8m.

OFFICIAL

OFFICIAL

### Key Performance Indicators - City Of Ballarat

Period Ending 31 March 2022

	Year to Date			Annual			Variance MYBR v F'Cast \$'000
	Adopted Budget \$'000	Actual \$'000	Variance \$'000	Adopted Budget \$'000	MYBR \$'000	Forecast \$'000	
Comprehensive Income Statement	73,208	89,924 ↑	16,716	67,753	85,370	88,444 ↑	3,074
Capital Expenditure	101,378	39,790 ↑	61,588	130,936	119,754	108,762 ↑	10,992
Cash and Investments	52,097	173,037 ↑	120,940	47,195	90,955	105,762 ↑	14,807
Net cash provided by (used in) operating activities	57,644	73,069 ↑	15,425	82,728	72,380	76,133 ↑	3,753
Net cash provided by (used in) investing activities	(101,224)	(39,115) ↑	62,109	(129,736)	(119,007)	(107,953) ↑	11,054
Net cash provided by (used in) financing activities	(4,570)	(4,542) ↑	28	(6,044)	(6,044)	(6,044) →	0
	Year to Date			Annual			Variance Adj v F'Cast \$'000
	Adopted Budget \$'000	Actual \$'000	Variance \$'000	Adopted Budget \$'000	MYBR \$'000	Forecast \$'000	
Rate Receivables	27,618	26,421 ↑	1,197	5,500	5,500	5,500 →	0
Working Capital	49,656	163,779 ↑	114,123	18,877	61,135	75,226 ↑	14,091
Working Capital %	215%	499% ↑	284%	144%	239%	271% ↑	32%
Unrestricted cash	18,409	141,229 ↑	122,820	13,507	54,930	69,724 ↑	14,794
Unrestricted cash %	43%	344% ↑	302%	32%	125%	158% ↑	34%
Indebtedness %	32%	31% ↓	-1%	27%	26%	26% ↓	0%
Adjusted underlying result	14%	25% ↑	11%	3%	-6%	-3% ↑	3%
Rates concentration	76%	77% →	1%	65%	71%	70% ↓	-1%
Loans and borrowings compared to rates	27%	27% ↓	0%	27%	26%	26% →	0%
Loans and borrowings repayments compared to rates	3%	3% ↓	0%	5%	4%	4% →	0%
Asset renewal and upgrade compared to depreciation	203%	92% ↓	-111%	191%	180%	149% ↓	-31%

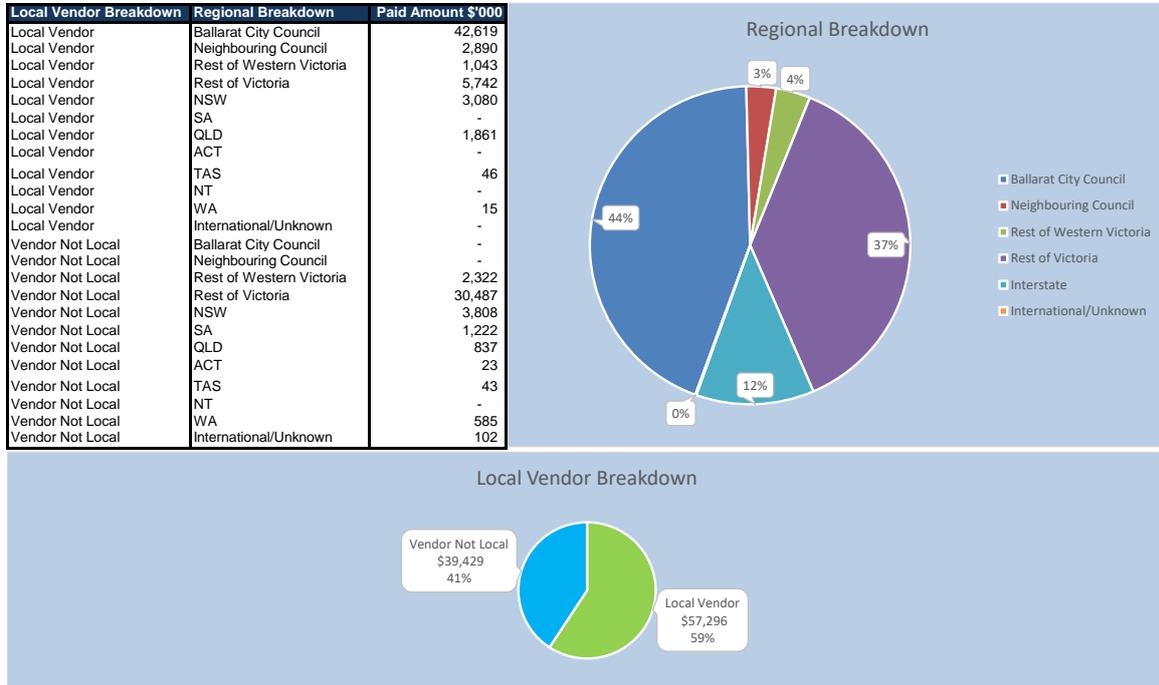
**Notes:**

The majority of indicators have moved favourably due to identified savings and additional revenue, whether permanent or due to timing of service or project delivery. Asset renewal and upgrade indicator has declined due to the reduction of renewal capital works in 2021/22. This indicator remains favourable to Council's annual target of 100%.

OFFICIAL

OFFICIAL

**Local Spend Summary - City Of Ballarat**  
 Period Ending 31 March 2022



Notes:  
 - Interstate vendors that have been classified as local, relate to local branches or businesses that have a head office interstate. i.e. it is considered that these businesses employ local people and contribute to the local economy.

OFFICIAL

OFFICIAL

### Investments Summary - City Of Ballarat As at 31 March 2022

Institution	Fossil Fuel Free	Percentage of Total investments	Investment Type	Investment Amount	Interest Rate	Commencement Date	Maturity Date
Bank of Queensland - Laminar Capital	No	3.90%	Term Deposit	\$ 6,000,000.00	0.40%	24/11/2021	13/04/2022
Bank of Queensland - Laminar Capital	No	1.30%	Term Deposit	\$ 2,000,000.00	0.41%	1/12/2021	20/04/2022
Bank of Queensland - Laminar Capital	No	2.60%	Term Deposit	\$ 4,000,000.00	0.41%	24/11/2021	20/04/2022
Bank of Queensland - Laminar Capital	No	4.55%	Term Deposit	\$ 7,000,000.00	0.43%	1/12/2021	27/04/2022
Bank of Queensland - Laminar Capital	No	1.62%	Term Deposit	\$ 2,500,000.00	0.48%	15/12/2021	11/05/2022
Bendigo & Adelaide Bank	Yes	2.27%	Term Deposit	\$ 3,500,000.00	0.45%	9/02/2022	22/06/2022
Bendigo & Adelaide Bank	Yes	2.27%	Term Deposit	\$ 3,500,000.00	0.45%	23/02/2022	13/07/2022
Bendigo & Adelaide Bank	Yes	5.84%	Term Deposit	\$ 9,000,000.00	0.50%	9/02/2022	29/06/2022
Bendigo & Adelaide Bank	Yes	3.57%	Term Deposit	\$ 5,500,000.00	0.50%	16/02/2022	13/07/2022
Bendigo & Adelaide Bank	Yes	2.92%	Term Deposit	\$ 4,500,000.00	0.50%	23/02/2022	20/07/2022
Bendigo & Adelaide Bank	Yes	2.92%	Term Deposit	\$ 4,500,000.00	0.50%	16/02/2022	20/07/2022
Bendigo & Adelaide Bank	Yes	6.49%	Term Deposit	\$ 10,000,000.00	0.52%	23/02/2022	27/07/2022
Commonwealth Bank	No	2.92%	Term Deposit	\$ 4,500,000.00	0.47%	2/02/2022	15/06/2022
Commonwealth Bank	No	1.30%	Term Deposit	\$ 2,000,000.00	0.47%	25/01/2022	8/06/2022
Commonwealth Bank	No	2.92%	Term Deposit	\$ 4,500,000.00	0.48%	2/02/2022	22/06/2022
Commonwealth Bank	No	0.97%	Term Deposit	\$ 1,500,000.00	0.48%	25/01/2022	15/06/2022
Commonwealth Bank	No	6.49%	Term Deposit	\$ 10,000,000.00	0.52%	16/02/2022	6/07/2022
Members Equity Bank	No	3.90%	Term Deposit	\$ 6,000,000.00	0.40%	17/11/2021	6/04/2022
Members Equity Bank	No	4.22%	Term Deposit	\$ 6,500,000.00	0.55%	2/03/2022	3/08/2022
Members Equity Bank	No	1.95%	Term Deposit	\$ 3,000,000.00	0.57%	2/03/2022	10/08/2022
Members Equity Bank	No	1.95%	Term Deposit	\$ 3,000,000.00	0.67%	9/03/2022	10/08/2022
Members Equity Bank	No	1.95%	Term Deposit	\$ 3,000,000.00	0.67%	9/03/2022	17/08/2022
National Australia Bank	No	4.55%	Term Deposit	\$ 7,000,000.00	0.45%	8/12/2021	4/05/2022
National Australia Bank	No	3.90%	Term Deposit	\$ 6,000,000.00	0.46%	5/01/2022	18/05/2022
National Australia Bank	No	1.30%	Term Deposit	\$ 2,000,000.00	0.47%	12/01/2022	25/05/2022
National Australia Bank	No	0.97%	Term Deposit	\$ 1,500,000.00	0.47%	19/01/2022	1/06/2022
National Australia Bank	No	2.27%	Term Deposit	\$ 3,500,000.00	0.47%	22/12/2021	11/05/2022
National Australia Bank	No	2.60%	Term Deposit	\$ 4,000,000.00	0.47%	5/01/2022	25/05/2022
National Australia Bank	No	2.92%	Term Deposit	\$ 4,500,000.00	0.47%	12/01/2022	1/06/2022
National Australia Bank	No	2.60%	Term Deposit	\$ 4,000,000.00	0.47%	19/01/2022	8/06/2022
Suncorp	Yes	2.60%	Term Deposit	\$ 4,000,000.00	0.75%	16/03/2022	17/08/2022
Suncorp	Yes	4.55%	Term Deposit	\$ 7,000,000.00	0.78%	16/03/2022	24/08/2022
Suncorp	Yes	0.97%	Term Deposit	\$ 1,500,000.00	0.81%	23/03/2022	31/08/2022
Suncorp	Yes	1.95%	Term Deposit	\$ 3,000,000.00	0.95%	6/04/2022	31/08/2022

Total Investments

**\$ 154,000,000.00**

Total % of Fossil Fuel Free Institutions

**36.36%**

## Notes:

To manage risk, all funds are invested to meet the requirements within Council investment procedure and to enable Council's treasury function to be managed efficiently. Eg. Diversity, appropriately rated institutions.

In implementing Council's resolution to divest from institutions supporting fossil fuel investment, a number of new investment have been made with Bendigo & Adelaide Bank and Suncorp. These investments represent 36% of total funds invested at 31 March 2022 and have been invested at rates that are considered comparable to other institutions.

During February and March, there has been a noticeable increase in investment rates that Council has been able to take advantage of.

OFFICIAL

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**Goal 1: An environmentally sustainable future**

**1.1 Transition towards zero emissions**

2122.1.1.1	<b>Invest in key initiatives including methane capture, renewable energy, green vehicles and energy efficiency</b>		<b>Ongoing</b>	Methane capture ongoing at Ballarat Regional Landfill. Solar installations commissioned at Girrabanya Childcare Centre, Wendouree Children’s Centre and Sebastopol Library. Work to commence on Green Vehicle transition plan commenced in March 2022
2122.1.1.2	<b>Through the City of Ballarat’s Sustainability and Education Officer scope an education strategy to provide for enhanced sustainability outcomes in the community</b>		<b>In progress</b>	Recruitment of Sustainability Strategy and Education Officer is being completed. Education Strategy scope to be completed late in 21/22
2122.1.1.3	<b>Commit to continue our sponsorship of Smart Living Ballarat (SMB) to partner with the City of Ballarat to deliver sustainability education to community</b>		<b>Completed</b>	Agreement extended. Sponsorship payment paid on 20 October 2021
2122.1.1.4	<b>Develop and implement a project charter and project plan to progress with the Net Zero Carbon Emissions Plan</b>		<b>Completed</b>	Project plan complete. Consultant engaged to develop Net Zero Carbon Emissions Plan and work underway with the final Plan to be completed October in 2022
2122.1.1.5	<b>Attend working groups or other relevant forums to identify opportunities to better support the Grampians Roadmap to Zero Emissions Plan</b>		<b>Completed</b>	The Grampians Roadmap is included in the development of the Ballarat Zero Emissions Plan.
2122.1.1.6	<b>Engage with key stakeholders and community to help deliver the Net Zero community emissions target</b>		<b>In progress</b>	Stakeholder engagement commenced January 2022 with Community Engagement and consultation on the draft Net Zero community emission plan to occur in June 2022.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**1.2 Transition towards zero waste**

2122.1.2.1	<b>Develop the Kerbside Transition Plan commensurate with the state-wide reforms of the Recycling Victoria Policy 2020, and in collaboration with neighbouring Councils and the Grampians Central West Waste and Resource Recovery Group (GCWWRRG)</b>		<b>In progress</b>	Draft Kerbside Transition Plan submitted to DELWP. Kerbside Reform Support Fund Agreement has been signed. Roadmap for FOGO and Glass Services to be developed by June 2022
2122.1.2.2	<b>Review and update service delivery master plans for all environmental services in line with state and national policy reforms and updated growth projections</b>		<b>In progress</b>	Masterplan for Landfill commenced in Dec 2021.
2122.1.2.3	<b>Modernise and future proof environmental data systems to report against service delivery key performance indicators</b>		<b>Not yet started</b>	ICT resource delayed, scope discussion scheduled April 2022
2122.1.2.4	<b>Complete construction of cell one at the Ballarat Regional Landfill and plan for new airspace as required</b>		<b>Completed</b>	Works complete and approved by EPA

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**2122.1.2.5 Continue with projects that support development of the circular economy**



**Ongoing**

Materials Recycling Facility – Land negotiations with Development Victoria ongoing, Advocacy program launched in early October 2021  
 Support for private sector opportunities to develop in the Circular Precinct are ongoing, including Energy Recovery (W2E)  
 Circular Ballarat was launched on 9 September 2021, including two programs to help support Ballarat businesses work toward building a circular economy:  
 ASPIRE – an online marketplace provides a matching service for businesses to purchase or exchange resources that would otherwise be discarded and end up in landfill.  
 Ready, Set, Grow! Business Development Program – to build capacity for Ballarat businesses to identify and activate circular economy growth opportunities  
 Waste to Wellbeing community development project launched in March 2022

**2122.1.2.6 Work with stakeholders including the Victorian Government and the regional waste group to enhance the knowledge and education of our community with regard to waste and circular economy**



**Ongoing**

Materials Recycling Facility – Land negotiations with Development Victoria ongoing, Advocacy program launched in early October 2021  
 Circular Ballarat was launched on 9 September 2021, including two programs to help support Ballarat businesses work toward building a circular economy:  
 ASPIRE – an online marketplace provides a matching service for businesses to purchase or exchange resources that would otherwise be discarded and end up in landfill.  
 Ready, Set, Grow! Business Development Program – to build capacity for Ballarat businesses to identify and activate circular economy growth opportunities  
 Waste to Wellbeing Community development program commenced in March 2022

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



<p><b>2122.1.2.7</b></p>	<p><b>Support the community and business to reduce waste generation and improve the quality and contamination levels of waste and recycling streams</b></p>		<p><b>Ongoing</b></p>	<p>12 January 2022 – Facebook – Changes to recycling collection in Mount Helen due to Road Nats                  24 January 2022 – Facebook – LED Solar light trial at MR power park – MySay link                  28 January 2022 – Facebook – Paint disposal resumes at Transfer station                  16 February 2022 – Facebook – Clean up Australia supporter post, encouraging registrations                  17 February 2022 – Facebook – Council voting on cloth nappy rebate                  22 February 2022 – Facebook – Become a circular economy champion                  27 February 2022 – Facebook – Clean up Australia day reminder                  1 March 2022 – Facebook – Cloth Nappy rebate live                  10 March – Facebook – Upcoming information session on cloth nappies with Smart living Ballarat and Ballarat Cloth Nappy Library                  15 March 2022 – Facebook – Promoting information session on cloth nappies                  16 March 2022 – Facebook – Repurposing greenwaste – link to MyBallarat article and summary of info                  22 March 2022 – Facebook – promotion of cloth nappy workshop sponsored by COB</p>
<p><b>2122.1.2.8</b></p>	<p><b>Identify product stewardship initiatives with local industries</b></p>		<p><b>In progress</b></p>	<p>Council launched the ASPIRE platform for local businesses – an online marketplace provides a matching service for businesses to purchase or exchange resources that would otherwise be discarded and end up in landfill.</p>
<p><b>2122.1.2.9</b></p>	<p><b>Identify opportunities for integrated waste management in new housing developments</b></p>		<p><b>In progress</b></p>	<p>Waste Management Plan Guidelines for multi-unit developments will be completed by June 2022.</p>

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



2122.1.2.10	<b>Identify opportunities to trial innovation in road construction using in situ materials and recycled materials</b>		<b>Ongoing</b>	This is an ongoing concern for the City. Innovation continues in 2022 with the first time use of Boral products in asphalt substitute road surfacing. Products called 'Innovo' will be trialled in 2022/23 and more wide spread use of Terra liquid will be used in our rural road rehabilitation program. Helix micro rebar is now in full time use in our footpath Capital Works Program.
2122.1.2.11	<b>Identify opportunities to trial alternative waste collection and treatment techniques in a new subdivision</b>		<b>In progress</b>	Work to identify opportunities to trial a central repository/collection points in a new medium or high density multi-unit dwelling subdivision, on hold will recommence in April 2022 Waste Management Plan Guidelines for multi-unit developments will be completed by June 2022.
2122.1.2.12	<b>Create a taskforce with key stakeholders to address the issues of litter and rubbish dumping</b>		<b>Completed</b>	Taskforce created including City of Ballarat (Waste & Environment, Compliance, Operations, Infrastructure, Major Developments), EPA and the Waste & Resource Recovery Group.
2122.1.2.13	<b>Explore waste reduction options for Children's Services program</b>		<b>Ongoing</b>	Waste reduction strategies and continue to be explored.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**1.3 Support Communities to be adaptive and resilient to a changing climate**

2122.1.3.1	<b>Report on our solar energy output and savings on City of Ballarat facilities, and continue to rollout installations at other sites</b>		<b>Ongoing</b>	Solar installations completed at Girrabanya Childcare Centre, Wendouree Children's Centre and Sebastopol Library. Design completed for city library, to be delivered as part of refurbishment project. Annual reporting on Saving will occur in July 2022
2122.1.3.2	<b>Undertake a gap analysis of best practice climate adaptation embedment into the City of Ballarat's key plans and work practices</b>		<b>In progress</b>	Work commenced on Gap Analysis, will be presented to June 2022 I&E Portfolio meeting.
2122.1.3.3	<b>Undertake annual tree planting as per the Urban Forest Plan to meet 40 per cent tree canopy cover</b>		<b>Ongoing</b>	Schedule of rates contract currently advertised for annual tree planting program
2122.1.3.5	<b>Partner with Central Highlands Water to explore options for use of recycled water at selected sporting reserves</b>		<b>Completed</b>	Inception meeting with CHW occurred November to identify opportunities. Business cases developed and submitted to 22/23 budget process
2122.1.3.6	<b>Develop Climate Change into Emergency Management Sector Report</b>		<b>Ongoing</b>	Council is actively pursuing renewable energy and energy efficient projects. A contract has recently been awarded to install Solar panels and back up batteries at our main Emergency Relief Centre located at the Ballarat Regional Soccer Facility.
2122.1.3.7	<b>Develop Community Garden Policy and Guidelines</b>		<b>Not yet started</b>	The Community Garden Policy and Guidelines development is postponed.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**1.4 Provide lower carbon transport options**

<p><b>2122.1.4.1</b></p>	<p><b>In conjunction with the objectives of the Integrated Strategic Transport Plan, identify future capital works that help to best deliver lower carbon transport options</b></p>		<p><b>Ongoing</b></p>	<p>Bicycle trail project delivery of the Ballarat Connections program in partnership with DoT continues. Large footpath Capital Works Program delivered for 2021/22 FY (\$1.5M) delivering an additional 6.1 km's of footpath for the city.</p>
<p><b>2122.1.4.2</b></p>	<p><b>Deliver planned annual capital projects that expand the city's footpath and bicycle path networks</b></p>		<p><b>In progress</b></p>	<p>The City is in the final stages in delivering its largest ever footpath and cycle path program for the City with \$2.5M worth of new footpaths and cycle paths being constructed in the 2021/22 FY. This equates to over 6.1km of new paths added to our Assets database.</p>

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**1.5 Improved stewardship of our natural resources and protection and enhancement of biodiversity**

<b>2122.1.5.1</b>	<b>Scope a comprehensive State of the Environment Report that represents the municipality</b>		<b>In progress</b>	Scoping has commenced and will be complete by June 2022
<b>2122.1.5.2</b>	<b>Continue to support environmental and community groups to achieve shared natural resources objectives with the City of Ballarat</b>		<b>Ongoing</b>	Progressing development of program of events
<b>2122.1.5.3</b>	<b>Develop policy guidance on biodiversity and natural resources management</b>		<b>In progress</b>	Biodiversity Policy has been scoped and will be completed by June 2022

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**1.6 Adopt more sustainable practices for our core business**

2122.1.6.1	<b>Review and update mechanisms to understand and consider real environmental costs when evaluating projects, contracts and services</b>		<b>In progress</b>	Consultant engaged to develop Procurement Guidelines and Revise policy. Revised Procurement Policy to be presented to Council June 2022
2122.1.6.2	<b>Enhance the Procurement Policy to enhance sustainability outcomes</b>		<b>In progress</b>	Scope developed and work to commence in February 2022. Revised Procurement Policy to be presented to Council June 2022
2122.1.6.3	<b>Scope and develop an Environmental Management System for managing environmental risk and enhance compliance</b>		<b>In progress</b>	Scope under development to be completed by June 2022. Allocation in Draft 22/23 budget to develop Environmental Management System
2122.1.6.4	<b>Construct more sustainable infrastructure through design, use of alternative materials and technology innovation</b>		<b>In progress</b>	New recycled composite pedestrian bridge is being installed at the intersection of Union Jack Creek and Yarowwee River in Scotchmans Lead. The bridge is constructed from recycled composite materials and has a design life of 100 years with minimal ongoing maintenance requirements
2122.1.6.5	<b>Pursue road construction techniques with less reliance on virgin quarry materials and more sustainable practices</b>		<b>In progress</b>	The City has successfully trialed new products such as Terra Liquid 3000 in the rehabilitation of rural roads. This program will continue in 2022 which reuses insitu materials to rehabilitate a rural road rather than rely on virgin quarry products. This in turn reduces the cost of road rehabilitation.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**Goal 2: A healthy, connected and inclusive community**

**2.1 Provide a socially equitable response to municipal growth and change**

<b>2122.2.1.1</b>	<b>Develop and deliver priorities from a four year Age-Friendly Ballarat Strategy to ensure our community is accessible for all residents.</b>		<b>In progress</b>	Ongoing. Project Reference Group established – meeting held 24/2/22. 2nd meeting scheduled for 12/4/22 and 3rd (final) meeting date TBC. Internal consultation currently underway to be completed by end April. Wider community consultation included within the Inclusive Ballarat engagement process. Draft strategy to be presented to Council in June seeking approval to display for public consultation.
<b>2122.2.1.2</b>	<b>Deliver upgrade to Sebastopol South Kindergarten</b>		<b>In progress</b>	Successful grant application to Victorian School Building Authority (VSBA) which has secured refurbishment funding contribution of \$562,973. Finalising appointment of architect to complete detailed design and other relevant building documentation.
<b>2122.2.1.3</b>	<b>Plan for the development of the Early Parenting Centre</b>		<b>Ongoing</b>	Project led by Victorian Health Building Authority. City of Ballarat participants in community advisory meeting however no meetings have been convened during this quarter.
<b>2122.2.1.4</b>	<b>Implementation of Active Women and Girls Strategy initiatives</b>		<b>In progress</b>	Action Plan from the strategy has been reviewed and status of action items summarised. Next steps around review/renewal of Active Women and Girls Strategy to be planned out.
<b>2122.2.1.5</b>	<b>Carry out feasibility studies for a future relocated Wendouree Library and Community Hub and a future Delacombe Town Centre Library and Community Hub</b>		<b>Ongoing</b>	Concept plans have been received for a future Wendouree Library. Costing is currently in progress. Delacombe Town Centre Library and Community Hub is also in progress.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



<p><b>2122.2.1.6</b></p>	<p><b>Develop and deliver priorities from a new four year Municipal Early Years Plan to ensure our community is inclusive of and accessible for children</b></p>		<p><b>In progress</b></p>	<p>Draft MEYP presented at the March 2022 Council Meeting. Draft plan currently on public exhibition until early May 2022 before recommending final endorsement at the June 2022 Council meeting.</p>
<p><b>2122.2.1.7</b></p>	<p><b>Administer the Community Impact Grant and Strategic Partnership Grant programs</b></p>		<p><b>In progress</b></p>	<p>Funding agreements were signed and payments made for the 16 organisations that received funding in Round 2 of the Community Impact Grants. Fourteen applications were received and four were successful in gaining funding in Round 3 of the Community Impact Grants. Approximately 50 per cent of the 21/22 budget has been allocated to date.</p> <p>Five applications were submitted to the second round of the Strategic Partnerships Program. Council will make a decision on funding of these applications at the April 2022 Council meeting.</p>

**CITY OF BALLARAT  
Council Plan 2021–2025**



**2.2 Enhance social cohesion, address isolation and loneliness, and support vulnerable communities**

**2122.2.2.1 Implement the Ballarat Aquatic and Lifestyle Centre inclusion program**



**In progress**

**FOCUS ON BALC ACCESS & INCLUSION**

The BALC Centre Manager has been engaging with Ballarat Autism Network (BAN), Disability Advisory Committee (DAC) and La Trobe Community Health to improve the systems and infrastructure at the centre that support access and inclusion. This has also included site visits by key stakeholders to address some of the issues. A plan has been enacted to quickly improve our services, which include (but not limited to): Centre wide staff training; Additional aquatic wheel chairs; A ‘Social Story’ for families or individuals who live with autism; Having our aquatic chair lift permanently at poolside (as opposed to being hidden in storage) ; Higher levels of cleaning in our change rooms with plans to limit access to the accessible adult change facility to only those patrons who need it.

**SUPPORTED PLAYGROUPS @ BALC**

BALC is providing the Supported Playgroup families with swim passes on the day that they attend the program, as well as intro classes to Balance Play (gymnastics) and Aqua Play. This was their first experience of accessing the pool with their children and the feedback and gratitude has been fantastic with a lot of interest and involvement from the families and children. The Balance play session highly encouraged the parents to ‘follow their child’s lead’, building their capacity to supervise their child ensuring safe and secure attachment with parent-child. BALC and Supported Playgroup will continue to work together to create access opportunities for vulnerable families to ensure all of our community are able to improve their health and wellbeing.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



			<p><b>ABORIGINAL &amp; TORRES STRAIT ISLANDERS</b> Have met with BADAC to discuss ways BALC can support health &amp; wellbeing. Another meeting is planned to develop a specific RAP plan supported by BADAC.</p> <p><b>COMMUNITY BASED CANCER PROGRAM</b> The cancer survivors program is scheduled to commence term 3 within the Health Club at BALC. The program is a collaboration between BALC, BHS, Fed Uni and Grampians Integrated Cancer Service</p> <p><b>LGBTQI+</b> Will be speaking at LGBTQI+ meeting on April 26, inviting feedback from group on perceptions of BALC.</p>
<b>2122.2.2.2</b>	<b>Continue delivery of the Ageing Well Social Connections program</b>		<b>Ongoing</b> The Social Connections Program has resumed in full to pre covid levels with a diverse range of activities developed in conjunction with program participants. Activities change quarterly. Activities are operational both indoor and outdoor.
<b>2122.2.2.3</b>	<b>Participate in Ballarat Community Safety Partnership and facilitate an internal community safety working group</b>		<b>Ongoing</b> Ballarat Community Safety Partnership met in February 2022. Funding application for Empowering Communities program successful. Recruitment underway for Empowering Communities Project Officer.
<b>2122.2.2.4</b>	<b>Partner with industry, government and across the City of Ballarat to address the systemic and local factors that contribute to the vulnerability of children and families, such as through partnerships with family violence and health promotion organisations</b>		<b>Ongoing</b> Operational approaches to support vulnerable communities continue through Parent Place, maternal and child health programs and supported playgroups. City of Ballarat is a member of the Central Highlands Integrated Family Violence Committee. Led by a team of youth co-designers, consultation and preparation of a new Youth Services Plan is currently underway.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



2122.2.2.5	<b>Provide programs and support through the Ballarat Animal Shelter</b>		<b>In progress</b>	The Animal Management team are continuing to deliver the responsible pet ownership programs to the community through increased patrols and engagement with community members as the opportunity permits. Further enhanced programs will be developed for consideration for delivery.
2122.2.2.6	<b>Ensure provision of up-to-date information about services and activities in Ballarat through the establishment of an online community directory</b>		<b>Not yet started</b>	Not yet started
2122.2.2.7	<b>Review the Statement of Commitment to preventing all forms of violence</b>		<b>Completed</b>	The Prevention of Violence and Gender Equality Leadership Statement was developed by Council's Gender Equality Diversity and Inclusion Committee and launched during the 16 Days of Activism Against Gender-Based Violence. This statement is supported and was launched parallel to Council's Gender Equality Action Plan 2021-2025.
2122.2.2.8	<b>Provide safety and amenity perspectives on liquor licence applications</b>		<b>Ongoing</b>	13 planning applications reviewed relating to venues making changes to their liquor licenses (trading hours, red line plans etc). Provided feedback to statutory planning regarding potential safety concerns and amenity impacts wherever identified.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**2.3 Support and improve community learning, community health and wellbeing**

<b>2122.2.3.1</b>	<b>Implement year one of the Libraries and Learning Strategy</b>		<b>Ongoing</b>	City of Ballarat Libraries and Learning Strategy 2022–2027 was adopted by Council on 23 February 2022. Working groups have been created and year one actions are being identified and progressed.
<b>2122.2.3.2</b>	<b>Implement year one of the Health and Wellbeing Plan 2021–2031</b>		<b>Ongoing</b>	Supporting teams with development of strategies which align with the Health and Wellbeing Plan including MEYP, Youth Strategy and Intercultural City Strategy. Developing projects to be funded through the VicHealth Local Government Partnership – projects align with health promotion modules (to improve H&W of children and young people) which are written into the H&W action plan.
<b>2122.2.3.3</b>	<b>Establishment of Maternal and Child Health Sleep and Settling program</b>		<b>In progress</b>	Sleep and Settling program continues with focus on promotion of groups and home visiting.
<b>2122.2.3.4</b>	<b>Continue to progress Food Strategy 2019–2022 priorities</b>		<b>Ongoing</b>	Monash students have commenced school food garden project. Interviews conducted with 14 school garden coordinators and 4 representatives of community gardens to determine potential for more community involvement in school food garden programs. Working in conjunction with BCH to improve the healthy food and drinks available at BSEC – BCH doing food audits and menu changes and City of Ballarat staff engaging with the basketball community about the changes. Continued with healthy foods and drinks project at outdoor pools.
<b>2122.2.3.5</b>	<b>Implementation of Active Ballarat Strategy initiatives</b>		<b>Ongoing</b>	Ongoing delivery of strategy guided by Active Ballarat Strategy Action Plan

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**2.4 Enhance a sense of pride and belonging for residents**

**2122.2.4.1**    **Coordinate community engagement for the Spotlight on Sebastopol program**



**Completed**

Deliberative engagement process completed in October 2021. Community Reference Group has now finalised 14 local community projects for implementation throughout Sebastopol via \$5million of funding from the Victorian Government.

- Sebastopol Scoping Project
- Connecting Sebastopol
- Yarrowee River Projects
- Urban Forest Tree Planting
- Victoria Street / Albert Street Engage & Design Project
- Sebastopol Public Art
- Community Garden @ Phoenix College
- MR Power Park Recreation Facilities
- Birdwood Avenue Tree Planting
- Sebastopol RSL Hall Upgrades
- Additional Floodlighting @ St. George's Reserve
- Local History / Walking Map Project
- Victoria Street / Albert Street Construct (post engagement)
- Hertford Street Bike Connection

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**2122.2.4.2 Facilitate stakeholder engagement for the Strengthening Wendouree program**



**In progress**

As a result of the continuing capital improvements at the reserve, the following feedback was provided by stakeholders during the quarter.

- \* Forest Rangers have reported excellent numbers at pre-season training, particularly for their junior teams.
- \* North Ballarat Cricket Club spoke of a high level of satisfaction with the new playing surface from home team players and visiting teams.
- \* The Ballarat Cricket Association hosted junior and senior cricket finals at the reserve. This has not happened before.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**2.5 Prioritise reconciliation with Aboriginal and Torres Strait Islander Peoples**

<p><b>2122.2.5.1</b></p>	<p><b>Implement year one of the Reconciliation Action Plan</b></p>		<p><b>In progress</b></p>	<p>Extensive internal and external consultations are currently ongoing and facilitated by the RAP Consultant to further inform the development of the Reconciliation Action Plan 2022–24.</p>
<p><b>2122.2.5.2</b></p>	<p><b>Recognition through our Recreation Capital Program through our flags and Plaques Installation Plan</b></p>		<p><b>Ongoing</b></p>	<p>Flags for Mars Stadium currently being worked through as first priority item.</p>

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**2.6 Provide opportunities for children, young people and families**

<b>2122.2.6.1</b>	<b>Implement year one of the Youth Strategy</b>		<b>In progress</b>	11 Youth Co Designers established, Contractor appointed. Community engagement workshops and surveys completed in March. Survey and workshop data analysis occurring to develop priority areas and actions.
<b>2122.2.6.2</b>	<b>Deliver VicHealth Creating environments and opportunities for healthy tweens in Ballarat Program</b>		<b>In progress</b>	Development of Active to Schools year round project plan completed. To be delivered to two schools in 2022. Currently reviewing stage 1 of Healthy Drink choices for outdoor pools. Development of program proposal for Childrens Brain Trust program.
<b>2122.2.6.3</b>	<b>Continued provision of Children’s Week activities to celebrate and acknowledge our youngest residents</b>		<b>Ongoing</b>	Voices of children and young people have been used to inform the development of the current MEYP and Youth Services Plan. Preliminary planning has commenced for acknowledgement of 2022 Children’s Week.
<b>2122.2.6.4</b>	<b>Provide work placement, work experience and volunteer opportunities through the Ballarat Animal Shelter</b>		<b>In progress</b>	Work experience students, placement students and work placements have been welcomed back into the Ballarat Animal Shelter environment. Council is progressing a partnership with Highlands LLEN to support the work experience and placement opportunities to streamline the process to ensure that the work experience placements are effective and appropriate. This partnership will further enhance the program to support the work placement and work experience opportunities at the Ballarat Animal Shelter.
<b>2122.2.6.5</b>	<b>Support the delivery of Job Skills for young people</b>		<b>Withdrawn</b>	The Work Experience Program (for work experience requests and school liaison) is under review by Council’s People and Culture Team. All placements and work experience opportunities are currently on hold until this review is complete.
<b>2122.2.6.6</b>	<b>Delivery of the Skate and Active Recreation Program</b>		<b>Ongoing</b>	Ongoing delivery of Skate framework through Recreation Services Core Capital Plan

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**2.7 Support our ageing community**

<b>2122.2.7.1</b>	<b>Facilitate co-designed social connections programs through the Ballarat Aquatic and Lifestyle Centre that support and improve the health and wellbeing of residents</b>		<b>Completed</b>	In March, BALC agreed to take on all the Ageing Well programs that operated in the centre, and have included these as part of the BALC suite of activities. Ageing Well staff continue to support BALC staff with new program design and objectives for older residents.
<b>2122.2.7.2</b>	<b>Advocate for Age-Friendly Communities and commence the accreditation process for the WHO Age-Friendly Cities</b>		<b>Ongoing</b>	The Ageing Well Officer has commenced the internal engagement with whole of Council to inform the development of the Ageing Well in Ballarat Strategy. The WHO accreditation will be included in the action plan of this strategy
<b>2122.2.7.3</b>	<b>Develop and facilitate networks and partnerships in the community to develop opportunities for residents as they age</b>		<b>Ongoing</b>	The Social Connections team work with multiple networks and volunteer groups to enhance the diversity of social opportunities and interest groups for our residents. Through these connections, Council assists volunteer groups and other organisations to establish and partner with each other for better outcomes for our community.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**2.8 Enhance Ballarat as a diverse, inclusive and compassionate community**

<b>2122.2.8.1</b>	<b>Develop LGBTIQ+ Inclusion Plan and co-ordinate new LGBTIQ+ Advisory Committee</b>		<b>In progress</b>	An interactive workshop was held with the LGBTIQ+ Advisory Committee in February to determine committee values and priorities. A community event was delivered for Transgender Day of Visibility in March. An engagement sub-committee was formed to provide advice in the planning of community engagement for the LGBTIQ+ Inclusion Plan. Engagement is due to commence in April and the Plan is due to be presented to Council for adoption in September 2022.
<b>2122.2.8.2</b>	<b>Implement universal access training and embed in project planning and delivery</b>		<b>Ongoing</b>	All new staff are now invited to attend a introductory huddle to learn more about access, equity and inclusion at the City of Ballarat. These huddles are offered twice per month. There are no existing Universal Access/ Design training modules for Local Government. Most existing training does not meet the breadth of needs across Local Government, most being very specific to individual roles or experiences. Council's Community Inclusion Officer has expressed interest in being part of a working group to design specific universal design/access training for Local Government staff.
<b>2122.2.8.3</b>	<b>Develop a Disability Access and Inclusion Plan</b>		<b>In progress</b>	Community engagement for the Disability Access and Inclusion Plan is planned and due to commence in April. The Plan is due for adoption at the September 2022 Council meeting.
<b>2122.2.8.4</b>	<b>Update Social Policy Position Statements in line with legislation and organisational plans</b>		<b>In progress</b>	All social policy position statements have been updated with current data, trends, legislation and strategic alignment. Additional updates will be required once census data becomes available.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**2.9 Prepare proactively for emergencies and natural disasters**

<b>2122.2.9.1</b>	<b>Facilitate Ballarat's Municipal Emergency Management Planning Committee</b>		<b>Ongoing</b>	<p>The committee is meeting quarterly to review and update the MEMP where required.</p> <p>The MEMP is due for self audit in September. A revised plan will be prepared and be presented to the committee in August for their endorsement. The plan will then be sent to the Regional Emergency Management Planning Committee for their endorsement, then passed on to the State Committee.</p>
<b>2122.2.9.2</b>	<b>Undertake fire hazard inspections and other duties as required under the CFA and FRV Act</b>		<b>Ongoing</b>	<p>Fire season 2021-22 has seen a slight decrease in notices issued against private landowners, this season there has been 377 notices issued to date (down 41 from last year) with 42 found to be non-compliant, all non-compliant properties have been cut. Roadside slashing managed under fire prevention had been delayed but completed and all reserves completed in a timely manner.</p>
<b>2122.2.9.3</b>	<b>Include pets in Emergency Management Plan</b>		<b>In progress</b>	<p>The Domestic Animal Management Plan has been endorsed by Council and includes strategies for pet care during emergencies and natural disasters through an emergency management plan for pets and animals in our care during bushfire seasons and other local state emergencies.</p>
<b>2122.2.9.4</b>	<b>Coordinate a series of emergency services displays and expos</b>		<b>Ongoing</b>	<p>Council Staff supported CFA at a number of Bushfire Safety Essentials Street Meetings meetings over the fire danger period, where bushfire preparedness and safety advice was shared with members of the community in high bushfire areas.</p>

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**Goal 3: A city that fosters sustainable growth**

**3.1 Ensure housing supply, diversity and affordability can meet the needs of our growing and changing community**

2122.3.1.1	<b>Contribute to affordable and social housing strategies and projects capitalising on opportunities presented by the Big Housing Build.</b>		<b>In progress</b>	Draft Diverse and Affordable Strategy in progress
2122.3.1.2	<b>Develop the Ballarat Housing Strategy</b>		<b>In progress</b>	Key inputs into the Ballarat Housing Strategy are progressing, including the neighbourhood character study, housing needs analysis and capacity study. Of note, on 22 Feb 2022, Council determined the boundaries of the three new growth areas, which will further feed into the housing strategy, and in particular, to the housing needs and capacity analysis. Work continues to progress on the growth areas boundaries work following Council's resolution.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**3.2 Facilitate opportunities for infill residential development**

<b>2122.3.2.1</b>	<b>Develop a Building Conversion Guide for shop-top living</b>		<b>In progress</b>	Quote obtained from consultant
<b>2122.3.2.2</b>	<b>Develop a CBD Urban Design Framework</b>		<b>In progress</b>	Strategic planning work is continuing to progress for both the Bridge Mall Urban Design Framework and the broader CBD UDF. Of note, a key focus over the past few months have been to complete the heritage gaps work within the CBD which will feed into the urban design controls.
<b>2122.3.2.3</b>	<b>Develop an Employment Lands Strategy</b>		<b>In progress</b>	Work is still progressing on updating the Economic Land Use Strategy, following the community engagement process. A date is yet to be finalised for a further report to Council.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**3.3 Ensure urban growth planning delivers high quality communities**

**2122.3.3.1 Continued development of required precinct structure plans**



**In progress**

On 22 February 2022, Council determined the boundaries of the three future growth areas. Precinct Structure Plans are likely to be sequenced and the sequencing of the PSPs will be based on the Housing Strategy and the Ballarat West Framework Plan.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**3.4 Ensure environmental sustainability outcomes are embedded in new developments**

**2122.3.4.1**     **Develop an Environmentally Sustainable Design (ESD) policy**



**In progress**

Stage 1 of the ESD planning controls has been completed and a report to Council will seek endorsement to continue to Stage 2 of the project. Stage 2 includes the preparation of planning controls.

**2122.3.4.2**     **Include Environmentally Sustainable Development principles in precinct structure plans**



**In progress**

Growth Area Planning continues in its early stages. As soon as Precinct Structure Plans for Growth areas commence, they will include Environmentally Sustainable Design principles for subdivisions and new built form.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**3.5 Achieve better quality sustainable design outcomes in both Council and private developments**

<p><b>2122.3.5.1</b></p>	<p><b>Continue to provide CBD streetscape designs including greening, heritage and DDA compliance considerations in consultation with our community</b></p>		<p><b>In progress</b></p>	<p>Urban Design Panel is operational                  Ongoing streetscape and open space design projects and engagement including Bakery Hill, Outdoor Dining projects, Design of 12 Parks across the CBD and Trails and Connections Project</p>
<p><b>2122.3.5.2</b></p>	<p><b>Establish a Design Review Panel</b></p>		<p><b>Completed</b></p>	<p>Panel members appointed and endorsed by Council.</p>

 CITY OF BALLARAT  
**Council Plan 2021–2025**



**3.6 Unlock potential in major brownfield redevelopment sites**

<b>2122.3.6.1</b>	<b>Remediation works for La Trobe Street Saleyards Precinct</b>		<b>Ongoing</b>	Consultant report received recommending next steps for rehabilitation. Preliminary costings being developed to advise Council on next steps.
-------------------	---	---	----------------	--

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**3.7 Create great precincts and places for people**

<b>2122.3.7.1</b>	<b>Review and update the Ballarat Major Events Precinct Plan</b>		<b>In progress</b>	Funding application was unsuccessful. Officer now working with State Government around any potential implications of Commonwealth Games on the site.
<b>2122.3.7.2</b>	<b>Complete an update of the Martyr Busch Reserve Master Plan</b>		<b>In progress</b>	Draft master plan has now been completed. Council department workshop on draft master plan to be completed, followed by further site stakeholder consultation and community consultation prior to final master plan being delivered.
<b>2122.3.7.3</b>	<b>Deliver My Neighbourhood Capital Program based on local community priorities</b>		<b>In progress</b>	During the quarter the My Neighbourhood Program directly supported the development of a new Environmental Management Plan for the Ballarat Community Garden. Further work was also completed in relation to the upgrade works at MR Power Park in Sebastopol and towards community safety improvements at Western Oval.
<b>2122.3.7.4</b>	<b>Coordinate Community Safety Infrastructure Grant applications, projects and reporting</b>		<b>In progress</b>	Application submitted for Building Safer Communities Program.
<b>2122.3.7.5</b>	<b>Implement recommendations from the Right to the Night - Health and Education Precinct project</b>		<b>In progress</b>	Application submitted for Building Safer Communities Rd 2 funding. Recommendations from Right to the Night - Health and Education Precinct informed the application.
<b>2122.3.7.6</b>	<b>Implement recommendations from the City Safe Taxi Rank Evaluation and Community Safety Review</b>		<b>In progress</b>	Working groups established to build internal and external capacity for improving community safety and increasing collaboration.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



<p><b>2122.3.7.7</b></p>	<p><b>Promote regulatory compliance to enhance the amenity of the area by acting on untidy property reports</b></p>		<p><b>In progress</b></p>	<p>Council's compliance team continue to work closely with the construction industry throughout the City of Ballarat. The compliance team have initiated a working group comprising multiple partners within Council including the Planning team, Environmental Services, Engineering and Urban Design teams to develop a more sustainable process for the management of construction sites from initial development stage through to completion of a dwelling.</p>
<p><b>2122.3.7.8</b></p>	<p><b>Deliver a master plan for the Brown Hill Reserve</b></p>		<p><b>In progress</b></p>	<p>Draft master plan currently being developed. Site analysis, literature review, usage audit, condition audits, Council workshop and preliminary stakeholder consultation have all been completed.</p>

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**Goal 4: A city that conserves and enhances our natural and built assets**

**4.1 Reduce the renewal gap of our existing assets**

2122.4.1.1	<b>Deliver our 10-Year Asset Plan as per the Local Government Act 2020</b>		<b>In progress</b>	The draft 10 year plan will be prepared in tandem with multiple Asset Management Documents post delivery of the Asset Plan which is due on 30 June 2022. An Asset Management Steering Committee has been established to oversee the proper functionality of our Asset Management systems and processes.
2122.4.1.2	<b>Review and enhance the City of Ballarat's asset management framework including development of an updated Asset Management Strategy and associated plans</b>		<b>In progress</b>	The City of Ballarat is finalising the draft Asset Plan in response to the Local Government Act 2020. An Asset Management Steering Committee has been established and new resources have been approved for management of our Asset Management Framework. Work on the Asset Management Framework, including policy revision, strategy adoption and updating asset management plans, will begin in 2022.
2122.4.1.3	<b>Review and update the Building Asset Management Plan</b>		<b>In progress</b>	Asset Management Plan currently being fully reviewed and updated
2122.4.1.4	<b>Finalise our 10-Year Community Infrastructure Plan</b>		<b>In progress</b>	Community Infrastructure Plan 2022 - 2037 in final editing and design phase. The draft plan guides future planning and decision making around investment in facilities to ensure the equitable, efficient and sustainable provision of community infrastructure across the municipality that meets current and future community needs. The scope of infrastructure types included in the plan has been refined and the draft plan identifies 15 major capital projects. The plan will be presented at May Council meeting seeking endorsement to be placed on public exhibition.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



2122.4.1.5	<b>Coordinate the delivery of 2021/2022 Community Infrastructure Program</b>		<b>In progress</b>	<p>3 projects underway for concept design for future community hubs / meeting spaces at Royal Park Buninyong, Sebastopol South Community Hub and Eastwood Community Hub.</p> <p>4 projects in progress for design and construction works at Sebastopol South Kindergarten, Rowan View Preschool, Western Oval Food is Free and Wendouree Children’s Centre.</p> <p>2 grant applications prepared and submitted to Victorian School Building Authority for accessibility improvements at Mt Clear Kindergarten</p>
2122.4.1.6	<b>Develop a three-year maintenance program and capital renewal plan based on evidence from the sealed road survey</b>		<b>Completed</b>	<p>Three year maintenance plan and Capital Renewal Plan has been completed as part of the 2020 Sealed Road Condition Report.</p>
2122.4.1.7	<b>Deliver transport related maintenance programs on roads, footpaths and trails as per our Capital Works Program</b>		<b>Completed</b>	<p>Maintenance programs are in place based on asset condition assessments with consideration given to the future Capital Works Program.</p>
2122.4.1.8	<b>Combine Community Infrastructure Planning and Asset Management policies</b>		<b>In progress</b>	<p>This process is being incorporated within the development of a new Asset Management Plan.</p>
2122.4.1.9	<b>Maintain community infrastructure database to support evidence-based decision making</b>		<b>In progress</b>	<p>Monitoring and review of the database occurred. Updates made to incorporate facilities identified in the Arts and Culture Infrastructure report.</p>

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**4.2 Respect, conserve and celebrate our rich heritage**

<p><b>2122.4.2.1</b></p>	<p><b>Continue to progress with the Heritage Gaps analysis and work towards a planning scheme amendment to ensure that our built form heritage controls can better balance heritage and urban change</b></p>		<p><b>In progress</b></p>	<p>The heritage gaps review continues to be a priority project for the strategic planning team. The 1st stage of the heritage gaps review has been scoped and will progress before Jun 2022. Subject to budget commitments, further stages of the heritage gaps review will continue over the coming years.</p>
<p><b>2122.4.2.2</b></p>	<p><b>Continue to progress World Heritage listing for the Central Victorian Goldfields</b></p>		<p><b>In progress</b></p>	<p>Awaiting outcome of Regional Development Victoria funding applications to progress site selection/investment masterplan. Meeting scheduled with Minister Thomas and the 13 Councils/CEOs on May 6. Site selection engagement across the 13 LGAs in progress. Meetings occurred and underway with LG partner Councillors, officers, local community representatives and stakeholders, including various state government departments.</p>
<p><b>2122.4.2.3</b></p>	<p><b>Advocate for funding to deliver on the Creative City Master Plan</b></p>		<p><b>Ongoing</b></p>	<p>Building Better Regions and other funding applications previously submitted for projects covered by the Creative City Master Plan. Progressed partnerships with Federation University regarding joint funding opportunities. Precinct Masterplan developed by City Design to streamline and support applications for grant funding. Regional Car Park Fund projects in the precinct include Market Street, which will include landscaping and finishes that progress the amenity aspirations of the Master Plan. Assisted community members with creative aspirations within the precinct.</p>

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**4.3 Deliver quality and targeted capital works projects to address growth pressures**

<b>2122.4.3.1</b>	<b>Plan for and deliver foundational infrastructure to protect Ballarat from flooding and treat our storm water to best practice standards</b>		<b>In progress</b>	Major initiatives include Charlesworth Street dam wall project in Ballarat East, the Gong Dam wall upgrade in Buninyong, the Mair Street 'super pipe' to Yarowee River and the Miners Rest flood mitigation plan which includes a storm water treatment package. Projects are progressing and anticipate delivery at various stages over the next two to three years.
<b>2122.4.3.2</b>	<b>Continue to advocate for upgrades to the Western Highway at Brown Hill and Warrenheip to true freeway standard including connection upgrades to Ballarat's local road network</b>		<b>Ongoing</b>	The City of Ballarat has representation on the Western Highway Action Committee (WHAC), with upgrades to the Western Highway at Warrenheip and Brown Hill identified on the priority list of works.
<b>2122.4.3.3</b>	<b>Advocate for and prepare for an extension of the Ballarat Western Link Road</b>		<b>Ongoing</b>	Advocacy for Federal and State Government funding continues for the Ballarat Western Link Road as a priority transport connection. Cost estimates have been prepared to support this lobbying action for delivery of a 14.5 km section of road connecting Western Highway, Remembrance Drive, Ballarat–Cargham Road, Glenelg Highway and Midland Highway. Cost estimate is \$200M for project delivery.
<b>2122.4.3.4</b>	<b>Deliver the facilities Capital Works Program</b>		<b>Ongoing</b>	Continuing to deliver the 2021/2022 Capital Works program
<b>2122.4.3.5</b>	<b>Deliver the 2021/2022 Recreation Capital Works Program</b>		<b>Ongoing</b>	Construction of projects continue with majority to be completed before 30 June
<b>2122.4.3.6</b>	<b>Continue the refurbishment of the Ballarat Library</b>		<b>Ongoing</b>	Detailed design phase has been completed. Final detailed design costing under review. Preparation beginning for building tender.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**4.4 Maintain and conserve our open space and natural assets**

<b>2122.4.4.1</b>	<b>Develop a Fire Risk Register for City of Ballarat reserves</b>		<b>Ongoing</b>	Works within the Bushfire Fire Mitigation Strategy are reviewed pre and post fire season, where new works are added and current works are updated to ensure fire mitigation works are completed and any follow up works are actioned.
<b>2122.4.4.2</b>	<b>Undertake vegetation clearance around electric lines as per the Electric Line Clearance Regulations</b>		<b>Ongoing</b>	Annual powerline clearance program continuing
<b>2122.4.4.3</b>	<b>Manage trees in accordance with the Tree Management Plan and continue to build our database of tree assets capturing condition</b>		<b>Ongoing</b>	Works being completed to reduce non compliance of Tree Management Plan, database under review.
<b>2122.4.4.4</b>	<b>Engage with community groups to deliver shared objectives in natural resource management</b>		<b>In progress</b>	Continued connections being made with community groups whilst increasing resources and working on shared and agreed outcomes and maintenance practices.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**Goal 5: A strong and innovative economy and city**

**5.1 Deliver ongoing COVID-19 recovery response across the business and the community**

<p><b>2122.5.1.1</b></p>	<p><b>Convene City of Ballarat Pandemic Taskforce as and when required</b></p>		<p><b>Ongoing</b></p>	<p>With the relaxing of the Covid rules, the Pandemic Task force have only formally met on a couple of occasions since the last update in December. Requests for Food assistance have continued to abate with cases currently running at two to four requests a week on average.</p>
<p><b>2122.5.1.2</b></p>	<p><b>Deliver streetscaping and infrastructure works in commercial and hospitality focussed areas to facilitate greater usage (for example outdoor dining) and visitation</b></p>		<p><b>In progress</b></p>	<p>The second stage of outdoor dining footpath infrastructure installation is now underway and will support a further 23 businesses across the city. This is in addition to the 41 businesses supported via stage one. Planning has also commenced for stage three.</p> <p>Outdoor dining streetscaping projects have now been completed in Armstrong Street North and Mackenzie Street, with planning underway for several more. Creative window installations in shopfronts across the CBD have also added vibrancy for commercial and hospitality areas.</p>

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**5.2 Support local business to explore, innovate and adapt to emerging economic opportunities**

<p><b>2122.5.2.1</b></p>	<p><b>A program of initiatives to support local business to harness opportunities such as a circular economy business program, and a microbusiness support and networking program.</b></p>		<p><b>In progress</b></p>	<p>A Materials Flow Analysis project has commenced, working with our local businesses to understand how materials are sourced, and waste is managed, to identify future investment opportunities for the city. Our Waste to Wellbeing project with Circular Economy Victoria is ongoing, and this quarter saw the appointment of ten 'Waste to Wellbeing' community champions, to provide insights, support and advocacy. The City of Ballarat's Community and Business Support Package (Covid-19) grants continue until June 2022. City of Ballarat is represented on a range of steering committees and taskforces examining future innovation and jobs growth opportunities, as well as the current recruitment challenges experienced by businesses.</p>
<p><b>2122.5.2.2</b></p>	<p><b>Provide more flexibility around permits and activities in the community and City of Ballarat land that will attract people to support local businesses</b></p>		<p><b>In progress</b></p>	<p>The Local Laws and Compliance team continue to support initiatives to enhance local business opportunities, such as outdoor dining. The team continue to explore support and flexibility through the waiving of fees for activity permits and other local law permits.</p>
<p><b>2122.5.2.3</b></p>	<p><b>Undertake an audit of existing social enterprises in Ballarat and develop a plan to support growth in this sector</b></p>		<p><b>In progress</b></p>	<p>A networking event for social enterprises in the Ballarat region was held in March, with opportunities now being followed up with a number of attendees. The social enterprise audit is continuing.</p>
<p><b>2122.5.2.4</b></p>	<p><b>Work with partners to develop a Community Wealth Building Plan for Ballarat</b></p>		<p><b>In progress</b></p>	<p>A number of community wealth building opportunities for Ballarat are currently being explored with a range of stakeholders, following connections made at our December community wealth building workshop.</p>

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**5.3 Actively attract and facilitate new business development and investment to Ballarat**

**2122.5.3.1 Deliver an investment attraction program for Ballarat, supported by an integrated marketing campaign to encourage the skilled people we need to invest, live, work and study in Ballarat**



**Ongoing**

Our Regional Australia Institute's Regional Activator Alliance membership has provided national exposure to opportunities for bringing skills to the region and has been renewed for 2022. A City of Ballarat marketing campaign and associated website and collateral has been developed to promote opportunities to live, work, study and invest in Ballarat, and is being continually updated. Economic and market research to inform a targeted investment attraction strategy has been completed and will now be used to support targeted recruitment campaigns by industry partners for skills shortages in various sectors. Investment attraction services have been provided to a range of potential investors in Ballarat, as required.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**5.4 Deliver a comprehensive events calendar to strengthen civic pride and enhance Ballarat's reputation as a destination of choice**

<b>2122.5.4.1</b>	<b>Develop a Sports Events Acquisition Plan</b>		<b>In progress</b>	Draft Copy of Plan completed.
<b>2122.5.4.2</b>	<b>Deliver our 2021/2022 Events Calendar</b>		<b>Ongoing</b>	We continued to deliver all calendarised events in this quarter. With the easing of Covid 19 restrictions, we are also increasingly more active acquiring one off events to Ballarat that are predominantly being scheduled within this current tax year. Event Grants are a little slower to return, as a result of the slow return of leisure style events from within Ballarat.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**5.5 Actively promote Ballarat as a year-round destination of choice**

<b>2122.5.5.1</b>	<b>Implement priorities from the Visitor Economy Strategy 2021–2024</b>		<b>Ongoing</b>	Commenced and progressing well. Easter saw the first return to pre pandemic business levels in key accommodation, attraction and hospitality
<b>2122.5.5.2</b>	<b>Implement priorities from the Ballarat Events Strategy 2018–2028</b>		<b>Ongoing</b>	Implementation of the Ballarat Events Strategy 2018 - 2028 is proceeding in accordance with the strategy's 10 year time frame. The Events team continue to work closely with Councils Tourism Unit to promote Ballarat as a year-round destination by the ongoing development of a vibrant events calendar. This is being achieved by concierging and attracting private sector events to Ballarat, supported by the Tourism Events Grant Fund and the Event Acquisition budget.
<b>2122.5.5.3</b>	<b>Deliver priorities from 2030: A vision for the Eureka Centre</b>		<b>Ongoing</b>	Similar to the previous quarter, the Eureka Centre is open for business with a slow but steady return of visitor numbers, following the extensive closure periods resulting from Covid 19. Particular focus for this quarter is to rebuild the number of face to face school visits and the education and public programming. A preferred café operator has been identified and the process to finalise a contract is near completion.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**5.6 Facilitate increased vibrancy in the CBD and other key business precincts**

**2122.5.6.1 Continue to deliver the Bakery Hill Urban Renewal Plan, while assisting traders to take advantage of new opportunities**



**In progress**

Ballarat City Council to consider at the Council Meeting of 27 April 2022 endorsing release of Expression of Interest documents for redevelopment of two City of Ballarat owned CBD sites - a key to inner city living and delivery of the Bakery Hill Urban Renewal Plan. Contract Documentation, imagery and stakeholder engagement progresses for the redevelopment of Bridge Mall. Business support package promoted, including opportunities for property owners to access grants and financial support for improving facades, investing in heritage buildings and improving accessibility and connection with the streets. A State Government funded feasibility study is being progressed for the Little Bridge Street carpark site with regard to multi-deck car parking, major new central park and future staged redevelopment opportunities.

**CITY OF BALLARAT  
Council Plan 2021–2025**



**5.7 Facilitate the growth of the creative sector and actively promote Ballarat as a Creative City**

**2122.5.7.1 Implement priorities from our Creative City Strategy**



**In progress**

Established and commissioned a Creative Sector Census to evaluate the sustainability of the creative sector. Established a yearly benchmark. Released a progress report card into the outcomes of the 2019–2020 actions of the Creative City Strategy. Ran the second year of Be\_Hear/Now music program, supporting emerging musicians and assisting them in professionalising their careers. Continued to provide programmed gallery exhibition space through Art Space, supporting the Ballarat International Foto Biennale, and Unicorn Lane. Commissioned an arts and culture infrastructure report as part of the community infrastructure plan, working towards identifying provision standards for the City as it grows. Ran extensive training programs, providing a wealth of advice from marketing, tax management through to micro-enterprise management. Selected the third commission for the Gallery Annexe Wall temporary art commission. Embedded Creative City outcomes in to the Bridge Mall redevelopment program by driving community design thinking and consultation. Successfully secured funding for a ceramics program between City of Ballarat and Federation University.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**2122.5.7.2** **Survey and measure the number and types of creative businesses in the city in order to measure the impact of the City of Ballarat Creative City Strategy implementation**



**Completed**

Implementation of the Creative City Strategy helps guide and drive city-wide decision making, supports the emergence of new and underscores existing creative industries, and establishes Ballarat as the home of the sustainable practitioner and business. Key to achieving these outcomes is the base measurement of the creative sector.

Measurement of the creative sector has been completed, which led to the development of a new database of over 1,700 creative people identified at the end of 2020. Ensuing from this action a monthly newsletter has been developed to provide up to date information for the creative sector, mailing out to over 1100 active subscribers. A new web based hub of information, has also been developed for creatives, artists, makers, and businesses, attracting over 26,000 visits in 2020.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**Goal 6: A council that provides leadership and advocates for its community**

**6.1 Ensure the effectiveness and efficiency of City of Ballarat services**

2122.6.1.1	<b>Implement service reviews</b>		<b>In progress</b>	Service Review framework currently under development.
2122.6.1.2	<b>Develop an ICT Strategy 2021–2025</b>		<b>In progress</b>	Strategy design is continuing for the development of the ICT Strategy
2122.6.1.3	<b>Ensure continuous improvement across the organisation</b>		<b>In progress</b>	Completed initiatives of note include data monitoring and reporting solution for pool monitoring at the Ballarat Aquatic and Lifestyle Centre and a review has been completed into Human Resource Information System needs for the organisation.
2122.6.1.4	<b>Deliver the annual Customer Satisfaction Survey</b>		<b>In progress</b>	The Annual Customer Satisfaction Survey has been undertaken with results to be presented to Council prior to June 2022.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**6.2 Progress the City of Ballarat as a workplace of choice**

2122.6.2.1	<b>Develop the Gender Equity Plan</b>		<b>Completed</b>	Approved by CEO in December 2021 and is now available to staff
2122.6.2.2	<b>Develop the Workforce Plan as per the Local Government Act 2020</b>		<b>Completed</b>	CEO approved December 2021
2122.6.2.3	<b>Implementation of Gender Impact Assessments on relevant plans, policies, programs and services</b>		<b>In progress</b>	Gender Impact Assessments have been completed on three projects this quarter. From February, gender impact assessment (GIA) practical training is provided monthly to staff across the organisation to assist in the development of their GIAs. Workshops were held in February and March. Resources to assist with the development of GIAs have been updated, and new staff are made aware of their responsibilities in Diversity, Equity and Inclusion Huddles on commencement with the organisation. The Diversity Access Equity and Inclusion Reference Group meeting monthly and contributing collective wisdom to assessments and activities.
2122.6.2.4	<b>Deliver the ICT Capital Program</b>		<b>In progress</b>	Capital program is currently underway. A number of roadmaps are currently in design for a number of key components and systems.
2122.6.2.5	<b>Implement year one of The Way Forward program in collaboration with all staff</b>		<b>In progress</b>	Phase 3 Commenced. pulse survey results have been provided to all staff. Managers have conducted pulse survey information sessions. Actions arising from these sessions have been added to Business Unit action plans 2nd pulse survey scheduled. This survey will be the first were comparator results will be available to measure progress against The Way Forward themes.

**CITY OF BALLARAT  
Council Plan 2021–2025**



**6.3 Advocate on behalf of our community**

**2122.6.3.1 Develop and implement strong advocacy campaigns for community and Council priorities**



**Ongoing**

Launch of the Ballarat. Now and Into the Future 2022 (BNIF 2022) campaign planned for April, one month out from the Federal Election. BNIF 2022 is lead by City of Ballarat and is a partnership with eight stakeholders from across the LGA. Each of the six transformational BNIF 2022 projects will bring significant local and regional benefits. The projects are a Community mental health Facility, expansion of the Ballarat Major Events Precinct, delivery of the Sovereign Hill Master Plan Phase 1b, Ballarat Link Road next stages, Ballarat University Town and a Circular Economy Precinct anchored by a Materials Recovery Facility. Follow up contact with relevant Ministers, Members of Parliament, Shadow Ministers and independents at both the state and federal level to share information about the projects. (project collateral attached). Accompanying media and social media campaign, website presence.

[www.ballarat.com.au/invest/BNIF](http://www.ballarat.com.au/invest/BNIF)

Advocacy led to City of Ballarat securing a significant hosting role in the forthcoming 2026 Commonwealth Games which will be held in four regional hubs across Victoria. Ballarat will host athletics (the biggest drawcard of the Games), para-athletics, boxing and cricket. It will also provide accommodation for thousands of athletes and officials in a purpose built hub. The Games are expected to result in significant sporting, housing and transport legacy infrastructure including upgrades to the Major Events Precinct and Mars Stadium.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



<p><b>2122.6.3.2</b></p>	<p><b>Develop and implement strong advocacy campaigns for upcoming elections and budgets</b></p>		<p><b>Ongoing</b></p>	<p>Ongoing work ahead of the 31 May Federal Election and the 26 November Victorian Election to promote City of Ballarat’s priority projects has resulted in a promise from the Australian Government of \$4.5 million in funding to help meet the cost of building a new community hub at Sebastopol. This is a Tier 2 project in City of Ballarat’s list of priority projects, as such it is the subject of ongoing advocacy with Ministers, local Members of Parliament and candidates. In November 2021 the Federal Opposition announced it would provide \$4.5 million toward the project if it wins government at the 21 May federal poll. City of Ballarat continues to promote its priority projects via the media, through our own channels (i.e. social media, website and ourBallarat) and at regular meetings with government departments and with Members of Parliament. A major advocacy push was undertaken in the lead up to the federal and state budget processes.</p>
<p><b>2122.6.3.3</b></p>	<p><b>Continue to apply for grants that will secure external funding for initiatives</b></p>		<p><b>Ongoing</b></p>	<p>Eight submissions made for all major state and federal government grant programs for which City of Ballarat is eligible to apply during this period. 17 grant applications approved to the total of approximately \$2.25m during this period.</p>

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**6.4 Ensure transparency and communicate clearly with our community**

<b>2122.6.4.1</b>	<b>Review Community Engagement Policy and associated templates and guidelines</b>		<b>In progress</b>	Review of the Policy and templates is temporarily postponed due to a vacancy in the Community Engagement Officer role since January 2022.
<b>2122.6.4.2</b>	<b>Review the City of Ballarat online engagement platform mySay</b>		<b>In progress</b>	Council's online engagement platform has been used for 21 community engagement projects so far in 2021/2022. Monthly newsletters are being sent to the 2,500 registered MySay users to inform them of open engagement processes and update them on previous projects.
<b>2122.6.4.3</b>	<b>Implement community engagement training for staff</b>		<b>In progress</b>	A multi-unit internal engagement training program is being planned for 2021/22. The first unit delivered was Engagement Basics on November 11, 2021. An externally-facilitated training module will be delivered in May-June 2022.
<b>2122.6.4.4</b>	<b>Investigate options to deliver live capital works information to the community</b>		<b>In progress</b>	System implementation for the Enterprise Project Management Office will be undertaken between May and July 2022, which will allow a capital works dashboard to be developed for the community and published onto the City of Ballarat website.
<b>2122.6.4.5</b>	<b>Continue to communicate information through a range of different channels</b>		<b>Ongoing</b>	Through innovative storytelling, considered advice and appropriate communication tools, the City of Ballarat's Communications and Design Team continues to work to connect, educate and inspire the Ballarat community in an accessible, transparent way. The highlight of the past three months was once again the key role the team played in conveying key messages, both internally and externally, as the organisation met the challenges of the pandemic's Omicron wave in January. Through the use of owned channels and traditional media, staff were kept informed of continuous changes and residents were kept informed of essential services.

 CITY OF BALLARAT  
**Council Plan 2021–2025**



**2122.6.4.6 Continue to release open data and community dashboards**



**In progress**

Botanical Gardens Sequoiadendron monitoring dashboard currently under development, as well as a City dashboard containing key metrics about Ballarat.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**6.5 Ensure an innovative and forward-thinking approach to our work**

<b>2122.6.5.1</b>	<b>Continue to enhance our ICT systems</b>		<b>In progress</b>	A number of reviews have taken place on key systems to determine future roadmaps of investment.
<b>2122.6.5.2</b>	<b>Continue to develop the City of Ballarat website to better meet the needs of our community</b>		<b>Ongoing</b>	<p>The Communications and Design team has worked to be innovative and forward-thinking through its ongoing development of the City of Ballarat website. The team has done this through:</p> <ul style="list-style-type: none"> <li>- Audited content and menu structure across website</li> <li>- Working with staff across the organisation to update and refresh content in every section of the website and assign content to officers/teams to improve accountability for content relevance</li> <li>- Proposed and started implementation of new menu structure to reflect how customers/residents use the website.</li> <li>- Identified modules and updates needed to the Content Management System.</li> <li>- Automated process for website content updates to streamline content update process</li> <li>- Launched project to have website infrastructure assessed and audited by external specialists to improve efficacy of website long-term.</li> </ul>
<b>2122.6.5.3</b>	<b>Pilot smart city technologies that will improve services to the community and business operations</b>		<b>In progress</b>	Scoping completed for Ballarat Botanic Gardens tree health project, with technology to be installed in May 2022.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**6.6 Ensure accountability with public resources**

**2122.6.6.1 Continue to improve our financial processes and systems**



**Ongoing**

Budget Management and Forecast Procedure has been developed to provide a responsible budget management framework. This has been approved by the Executive Leadership Team and has been distributed to staff.  
 A Financial Services Support Charter has been developed to outline the organisational service and support from the Financial Services team. This has been approved by the Executive Leadership Team and has been distributed to staff.  
 A Borrowing Policy has been prepared and adopted by Council following community engagement process.

**2122.6.6.2 Improve project management practices, processes, systems and reporting across the organisation**



**Ongoing**

EPMO Lead appointed and Consultant engaged to assist with implementation of EPMO across the organisation.

**CITY OF BALLARAT**  
**Council Plan 2021–2025**



**6.7 Ensure Good Governance and Leadership**

**2122.6.7.1 Implement new budget process for the 2022/2023 budget**



**In progress**

The budget framework document has been reviewed and further improved with a comprehensive budget timeline adopted by Executive Leadership to ensure a robust process, including community engagement, is undertaken. The transparency of the 2022/23 process was much improved with Councillors involved in several briefings and much more detail provided to Council. The 22/23 budget process will be reviewed to identify further improvements for 2023/24 and beyond.

**2122.6.7.2 Implement corporate planning and performance framework, processes, and systems for the organisation**



**In progress**

Request for quote process undertaken for system to manage reporting against endorsed strategies and plans, with implementation to occur prior to June 2022.

### 8.3. MEMORIAL ACKNOWLEDGING SURVIVORS OF SEXUAL ASSAULT

**Division:** Community Wellbeing  
**Director:** Matthew Wilson  
**Author/Position:** Kate Gerritsen - Public Art Coordinator

#### PURPOSE

1. To seek Council endorsement to establish a site to acknowledge survivors of sexual assault, and improve community amenities, at Lake 2 Victoria Park Ballarat.
2. To seek Council endorsement for Officers to pursue external funding for implementation of the site design in 2022-2025.

#### BACKGROUND

3. Council was first briefed on community advocacy to develop a permanent site to recognise the impact of sexual assault and sexual abuse in Ballarat at the Councillor Briefing held on 20 April 2016.
4. Ballarat was indicated as a central location of abuse in the findings of The Royal Commission into Institutional Responses to Child Sexual Abuse (2012-2017), established in response to allegations of sexual abuse of children in institutional contexts that had been emerging in Australia for many years.
5. A memorial is being established in Canberra to acknowledge victims and survivors of child sexual abuse in institutional contexts, as recommended by the Royal Commission (Recommendation 17.6).
6. In March 2019, the Continuous Voices Community Reference Group was formed to consult with the Ballarat survivor community on appropriate acknowledgement in Ballarat. The Group and Council Officers have developed a project plan to create a public site dedicated to acknowledging **all** survivors of sexual assault, in Australia this represents 1 in 5 women and 1 in 20 men who have experienced sexual violence since the age of 15 (ABS 2017a).
7. The first project stage, the Continuous Voices creative research project, has resulted in the engagement of over 50 survivors over the past 12 months to explore ideas of acknowledgment, memorials and telling survivor stories.
8. Information and engagement with residents in Russell Street, Newington; and outreach to St Patrick's College and Newington Primary School has occurred.

#### KEY MATTERS

9. The Continuous Voices Community Reference Group were consulted from August-November 2020 on the location of Ballarat to be developed as the acknowledgment site.

10. The Community Reference group has articulated the objectives of the site as:
    - Destination – a place to go,
    - Recognition – significant site to mark the past, acknowledge the present,
    - Reflection and contemplation – accessible for those into the future,
    - Symbolic and interpretative – allows all survivors, friends and family members to engage,
    - Accessible – to ensure everyone feels included.
  
  11. The desirable characteristics required of the site included:
    - A quiet space,
    - Car parking nearby,
    - Close to public transport,
    - Opportunities for sitting and reflection,
    - Opportunities for meeting and coordinating events,
    - Scope for the integration between art and landscape,
    - Opportunity for a journey or a walk to engage with the space,
    - A sense of safety while visiting the space,
    - Capacity for ongoing development on the site to permit flexibility of engagement.
  
  12. The recommended location is the Lake 2 area in Victoria Park, Newington.
  
  13. Council Officers met on-site in October 2021 to clarify key project objectives including opportunities to implement identified aspects of the Victoria Park Masterplan (November 2015) beyond the memorial design and build. These include:
    - Groundworks and pathway improvements at existing Lake 2 carpark (future memorial site),
    - Lake 2 edging, safety and water flow and water management improvements
    - Solar lighting and increased community use and safety measures,
    - Removal of some existing planting, establish new and increasing native plantings,
    - Seating, signage, bins, and other community infrastructure,
    - Accessibility improvements and improving universal design applications across the site
  
  14. Officers anticipate support from external Government funding of up to \$1,000,000 would be achievable and would meet the significance requirements for this project.
  
  15. Council has committed \$20,000 from its public art capital budget towards design commissioning in 2021-22 and will commit a further \$200,000 in 2022-23 and \$300,000 in 2023-24 to support the delivery of the project.
  
  16. The project deliverables can be scaled and prioritised to deliver the Memorial outcome over an additional twelve-month period if this level of external funding is not achieved.
  
  17. Future infrastructure maintenance requirements will be considered, costed and bought to Council as part of the project.
  
  18. If approved by Council, Officers will initiate an expression of interest design process followed by an invited tender for the memorial site implementation.
  
  19. The design stage of the project will include an opportunity for the survivors who have participated in the creative research to present their work to shortlisted memorial
-

designers, ensuring the community vision is incorporated into the design.

20. As per Council's Public Art Policy (2021) an expert advisory group will be appointed to assess the design and tender processes applicable to the project. The group will comprise at least 50% members with a lived experience of sexual assault. A Council decision will be required to accept the final design.

## OFFICER RECOMMENDATION

### 21. That Council:

**21.1 Resolve Victoria Park (Lake 2) as the site to establish a memorial to acknowledge survivors of sexual assault in Ballarat.**

**21.2 Note that Council Officers will commence work in seeking State and/or Federal Government financial support for the delivery of a site to acknowledge survivors of sexual assault in Ballarat.**

## ATTACHMENTS

1. Governance Review [8.3.1 - 2 pages]
2. Memorial Project Details - Stage 2 [8.3.2 - 3 pages]
3. Continuous Voices Project process and indicative timeline November 2021 [8.3.3 - 1 page]

## OFFICIAL

**ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES**

1. Council Plan alignment: a. Liveability goal – improve our community's quality of life.
2. Victoria Park Masterplan, November 2015
3. Public Art Policy 2021

**COMMUNITY IMPACT**

4. The development of the site to acknowledge survivors of sexual assault recognises a significant and tragic Ballarat community story.
5. The project provides an opportunity for Council to take a leadership position on a prominent social issue that affects many in our community.
6. The project has so far brought together over 50 survivors and connected them with their community and with the project visions and objectives. Significant engagement has taken place and will continue to direct the project outcomes.
7. The project seeks to not only deliver a memorial site but key works in the Victoria Park Masterplan, delivering community infrastructure outcomes for the whole community.

**CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

8. The project includes improvements to plant, water and environmental concerns at Lake 2, Victoria Park. These improvements create no climate or environmental sustainability implications.

**ECONOMIC SUSTAINABILITY IMPLICATIONS**

9. There are no economic sustainability implications with this report.

**FINANCIAL IMPLICATIONS**

10. Council Officers anticipate support from external Government funding up to \$1,000,000 would be achievable and would meet the significance requirements for this project.
11. Council has committed \$20,000 from its public art capital budget towards design commissioning in 2021-22 and will commit a further \$200,000 in 2022/2023 and \$300,000 in 2023-24 to support the delivery of the project.
12. The project Tender stage will only be entered in to once an appropriate level of funding has been confirmed.
13. Future infrastructure maintenance requirements will be considered, costed and bought to Council as part of the project.

---

OFFICIAL

## OFFICIAL

**LEGAL AND RISK CONSIDERATIONS**

14. Financial and risk considerations include alignment with Local Government Procurement processes to ensure compliant procurement and financial management.
15. Council's public art policy was reviewed and adopted in 2021 and processes have been changed to reflect best practice in developing, siting and commissioning new public art works.

**HUMAN RIGHTS CONSIDERATIONS**

16. It is considered that the report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

**COMMUNITY CONSULTATION AND ENGAGEMENT**

17. Extensive community consultations and engagement have taken place since March 2019 as part of the Continuous Voices project through the Continuous Voices Community Reference Group.
18. All members of the Ballarat community who have been impacted by sexual assault were invited to participate in five creative projects that will guide the design of the acknowledgment site.
19. Initial communication regarding the site location has been sent to Russell Street residents and outreach has been made to St Patricks College and Newington Primary School.

**GENDER EQUALITY ACT 2020**

20. There are gender equality implications identified for the subject of this report.
21. It is recommended that action is taken to deliver a site to acknowledge survivors of sexual assault in Ballarat. Additionally, based on findings from the gender impact assessment, it is also recommended that as far as is practical, that action is taken to ensure that all genders are represented in consultation and design of the site. Specifically, it is recommended that: The Continuous Voices – a space to acknowledge survivors of sexual assault project embed the principles of equity and access for all and the stakeholder consultation on design provides a platform for diverse representation. Costs should also be factored for universal design and accessibility in the delivery of the project. This recommendation will deliver an accessible space to acknowledge survivors and reflect on the significant community issue of sexual assault.

**CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT**

22. Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

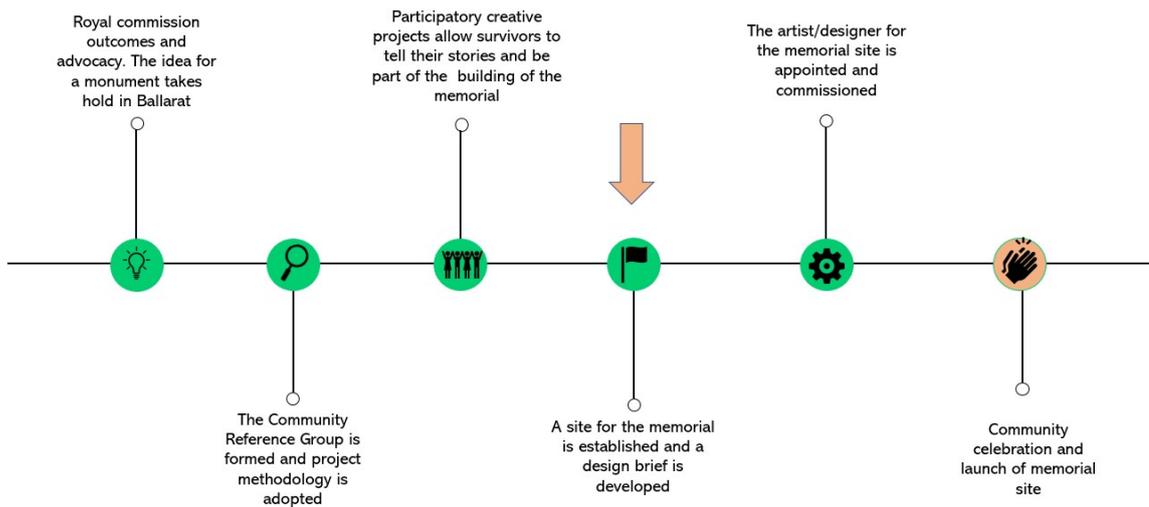
---

OFFICIAL

OFFICIAL

**MEMORIAL ACKNOWLEDGING SURVIVORS OF SEXUAL ASSAULT, STAGE 2  
PROJECT PLAN DETAILS**

**OVERALL PROJECT PROGRESSION**



**MEMORIAL SITE LOCATION**



Fig 1. Ariel view of proposed memorial site and area for improvements

OFFICIAL

OFFICIAL



Fig 2. View of memorial site looking north towards existing informal car park to be developed as the memorial site

**STAKEHOLDER ENGAGEMENT**

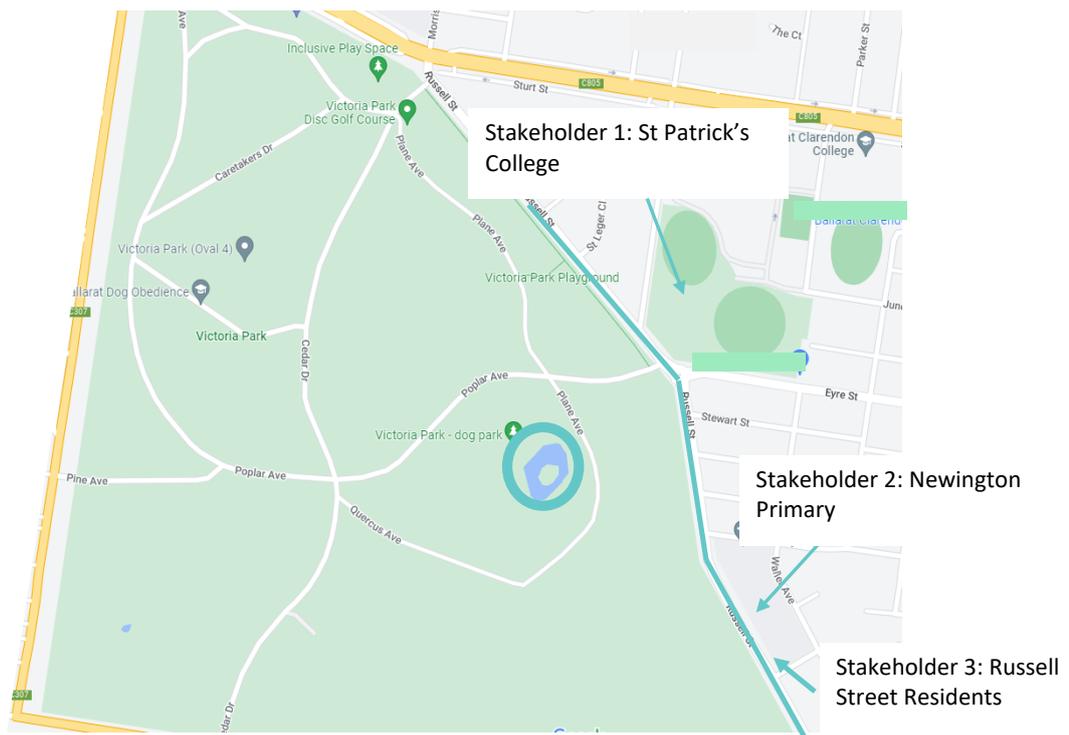


Fig 3. Stakeholders informed of project proposed location, March 2022

OFFICIAL

## OFFICIAL

**FUNDING OPTIONS AND DETAILS**

The following funding options are proposed. The proposed budget offers a chance for Ballarat to establish itself as a leader in creating the first significant memorial site to acknowledge all survivors of sexual abuse.

	External funding	Council contribution	Fundraising	Total Project spend
1. Funding equally through Federal, State and Local Government support	\$500,000 RDV/State Government 2023 \$500,000 Federal Government 2023	\$220,000 Council public art budget 2021 and 2022 \$300,000 Council budget 2023	<\$50,000	<\$1,570,000
2. Funding primarily through City of Ballarat support		\$220,000 Council public art budget 2021 and 2022 \$500,000 Council budget 2023 \$500,000 Council budget 2024	<\$50,000	<\$1,270,000

The following estimated project costs have been developed.

Capital works improvement	Estimated cost
Detailed Design	\$100,000
Memorial construction	\$500,000*
Groundworks and pathway improvements at existing carpark/memorial site	\$330,000*
Lake 2 edging, safety and water improvements	\$250,000
Solar sensor lighting x10	\$50,000
Removal of some existing planting, establish new plantings	\$60,000
Seating, signage, bins, and other community infrastructure	\$70,000*
Accessibility improvements (additional universal design inclusions)	\$60,000
Contingency 10%	\$150,000*
<b>Total</b>	<b>\$1,570,000</b>

\* If funding is not achieved from State and Federal Government sources the project would be scaled back by \$500,000 and budgeted across an additional financial year. Budget items to be decreased if external funding is not achieved are indicated above.

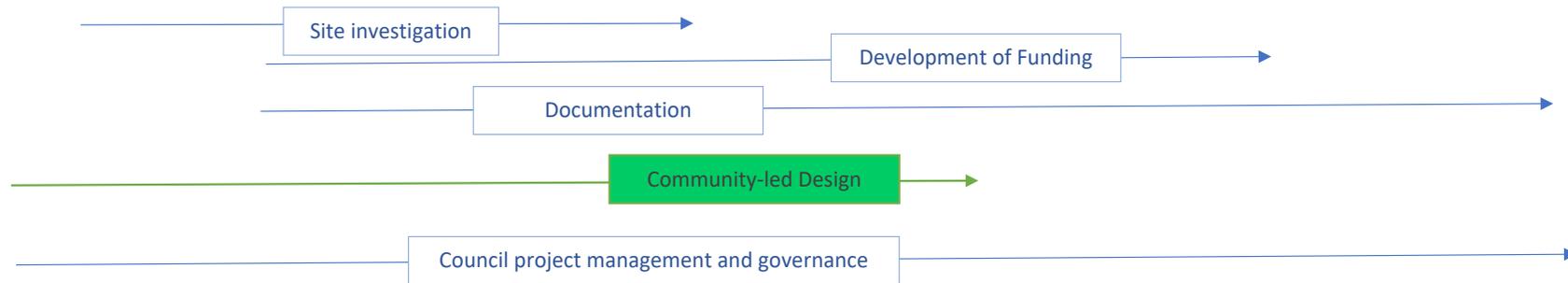
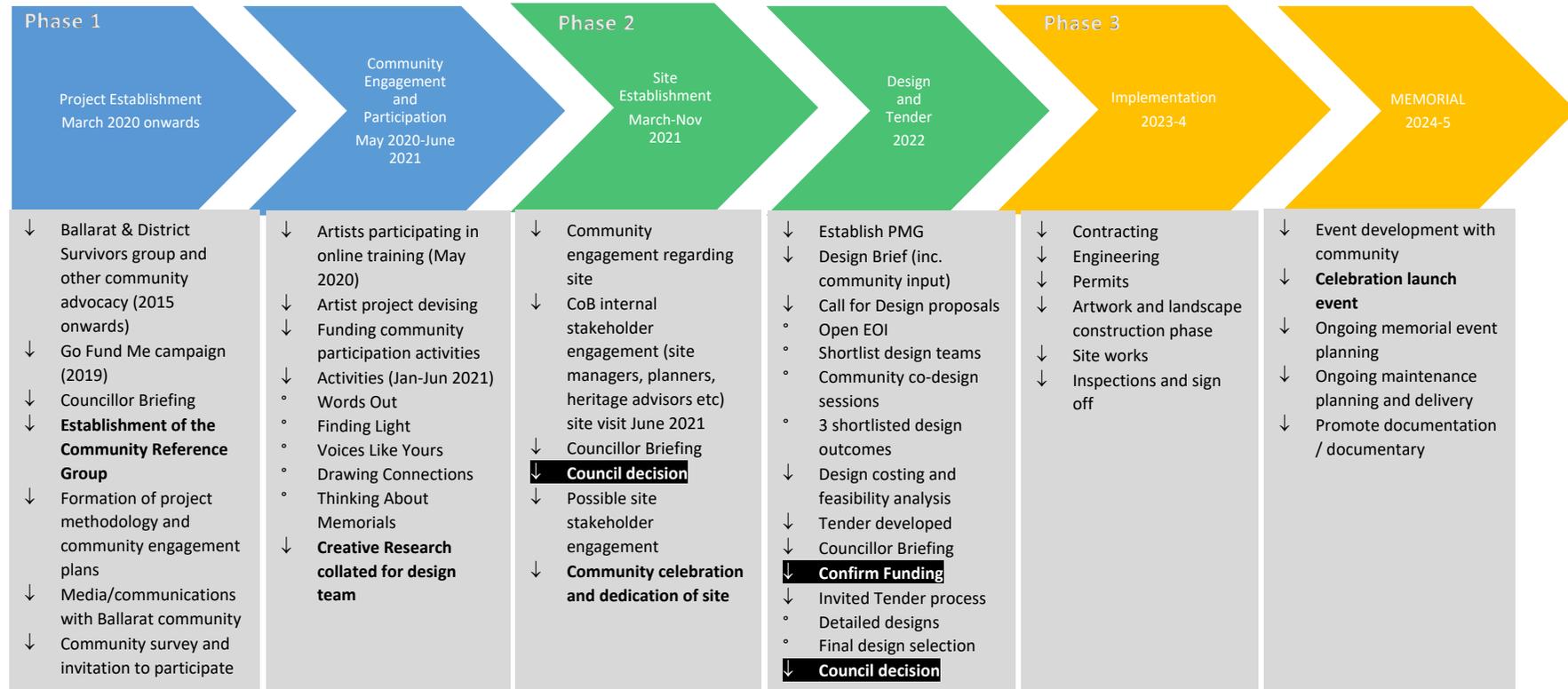
---

 OFFICIAL

OFFICIAL

### Continuous Voices Project - timeline of activities

Last updated: October 2021



#### 8.4. FERNERY STAGE 2 - PROPOSED IMPLEMENTATION TIMEFRAME

**Division:** Infrastructure and Environment  
**Director:** Bridget Wetherall  
**Author/Position:** Luke Ives - Executive Manager Operations

##### PURPOSE

1. The purpose of this report is for Council to consider Stage 2 Landscaping of the fernery and the commencement of a review and update of the Ballarat Botanical Gardens Master Plan.
2. The Fernery Project consists of three stages:
  - **Stage 1**  
Construction of the entrance.
  - **Stage 2**  
Works including landscaping along Wendouree Parade, the entrance forecourt and interior to be completed in 22/23.
  - **Stage 3**  
Construction of the remaining structure (to be considered as part of the review and update of the Ballarat Botanical Gardens Master Plan).

##### BACKGROUND

3. The Ballarat Botanical Gardens Masterplan and Management Strategy was developed in 1995. This Masterplan has helped shape and guide decisions supporting growth and opportunities in the gardens including the fernery and gardens management strategies since 1995.
4. A key asset in the City of Ballarat's Botanical Gardens is the fernery. The fernery is the latest in a long tradition of grand horticultural buildings at this site and, when complete, will be one of the last continuously functioning ferneries in Victoria. The majority of the Australian fernery structures are now gone with the timber buildings falling victim to changing fashions and decay.
5. To continue the City of Ballarat's long history of providing a fernery to the community of Ballarat a replica building of the original fernery building was completed in March 2021 (Stage 1 works).
6. Subsequent to the Stage 1 works, a series of workshops and discussions with key stakeholders was held in 2021 to develop concept landscape designs (Stage 2 works) to compliment the fernery's history, whilst providing a connection to the broader Ballarat Botanical Gardens.
7. The landscape design included the following:
  - A new entrance to the Botanical Gardens from Wendouree Parade through the introduction of a forecourt.
  - Improved accessibility creating a more welcoming entrance for all community members.

- The creation of connecting footpaths from the replica building (completed in March 2021) allowing access to the North and South Gardens and the Robert Clarke Conservatory.
- Removal of the decaying steel 1950's structure and replacing the steel structure with an open pergola/structure and creation of outdoor fernery.
- Creation of outdoor event spaces for schools and community groups.

## KEY MATTERS

8. To enable activation of the fernery area with the garden precinct, the completion of the following Stage 2 works are proposed in 22/23:
  - Landscaping at the Wendouree Parade entrance, forecourt and internal landscape to the fernery building.
  - Estimated cost of Stage 2 works in 22/23 is \$511,700. The estimated cost has allowed for contingencies including the inclusion or removal of specified items and will allow for additional paths to be constructed connecting the new landscape to the existing gardens.
  - Applications for a heritage permit will be submitted to Heritage Victoria for these works as relevant.
  - Landscaping works are proposed to be completed prior to the 2023 Begonia Festival.
9. The Friends of Botanical Gardens and Ballarat Botanical Gardens Foundation have agreed to contribute \$250,000 towards the landscaping works at the fernery. Council's contribution of \$250,000 has been included in the 22/23 draft budget.
10. A funding agreement is proposed to be drafted and approved between the Friends of Botanical Gardens, Ballarat Botanical Gardens Foundation and Council to clearly define project deliverables and funding contributions.
11. The current Ballarat Botanical Gardens Masterplan and Management Strategy requires a refresh to help ensure that decisions relevant to the gardens into the future continue to meet community expectations and are in alignment with current challenges (and existing council strategies) including climate change, population growth and community gardens usage patterns.
12. Council officers will commence planning and scoping of a new Ballarat Botanical Gardens Masterplan during 22/23 (while delivering the landscaping works). It is anticipated that extensive stakeholder engagement will be undertaken to support development of the Masterplan. A proposed completion date of the refreshed Masterplan is during the 23/24 financial year.

## OFFICER RECOMMENDATION

### 13. That Council:

- 13.1 **Resolve to deliver Stage 2 landscaping works during 2022/23 including the Wendouree Parade entrance, fernery forecourt and internal landscape to the fernery building.**
- 13.2 **Resolve to authorise the Chief Executive Officer to enter into a funding agreement between the Friends of Botanical Gardens, Ballarat Botanical Gardens Foundation and Council for the purpose of contributing \$250,000 towards the Stage 2 landscaping works.**
- 13.3 **Endorses a review and update of the Ballarat Botanical Gardens Masterplan including consideration of Stage 3 of the Fernery Project, with scoping of the Masterplan to begin in 2022/23,**

## ATTACHMENTS

1. Governance Review [8.4.1 - 2 pages]
2. Landscape Staging Plan [8.4.2 - 1 page]

## OFFICIAL

**ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES**

1. The report supports Council Plan goals by being a city that conserves and enhances our natural and built assets by maintaining and conserving open space and natural assets.

**COMMUNITY IMPACT**

2. The City of Ballarat has a charter to serve its local community. This project is providing the community with a place to meet and admire the Botanical Gardens precinct and the history of the Ballarat fernery.

**CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

- 3 Botanical gardens make unique contributions to climate change research, conservation, and public engagement. They host unique resources, including diverse collections of plant species growing in natural conditions, historical records, and expert staff, and attract large numbers of visitors and volunteers.

**ECONOMIC SUSTAINABILITY IMPLICATIONS**

- 4 Increased visitor numbers to the Ballarat Botanical Gardens.

**FINANCIAL IMPLICATIONS**

- 5 Budget allocations have been included in the 22/23 draft budget with other contributions provided from external stakeholders.

**LEGAL AND RISK CONSIDERATIONS**

- 6 There are no legal and risk implications identified for the subject of this report.

**HUMAN RIGHTS CONSIDERATIONS**

- 7 It is considered that the report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

**COMMUNITY CONSULTATION AND ENGAGEMENT**

- 8 A series of workshops with key stakeholders were completed to develop landscape design.

**GENDER EQUALITY ACT 2020**

- 9 There are no gender equality implications identified for the subject of this report.

---

OFFICIAL

OFFICIAL

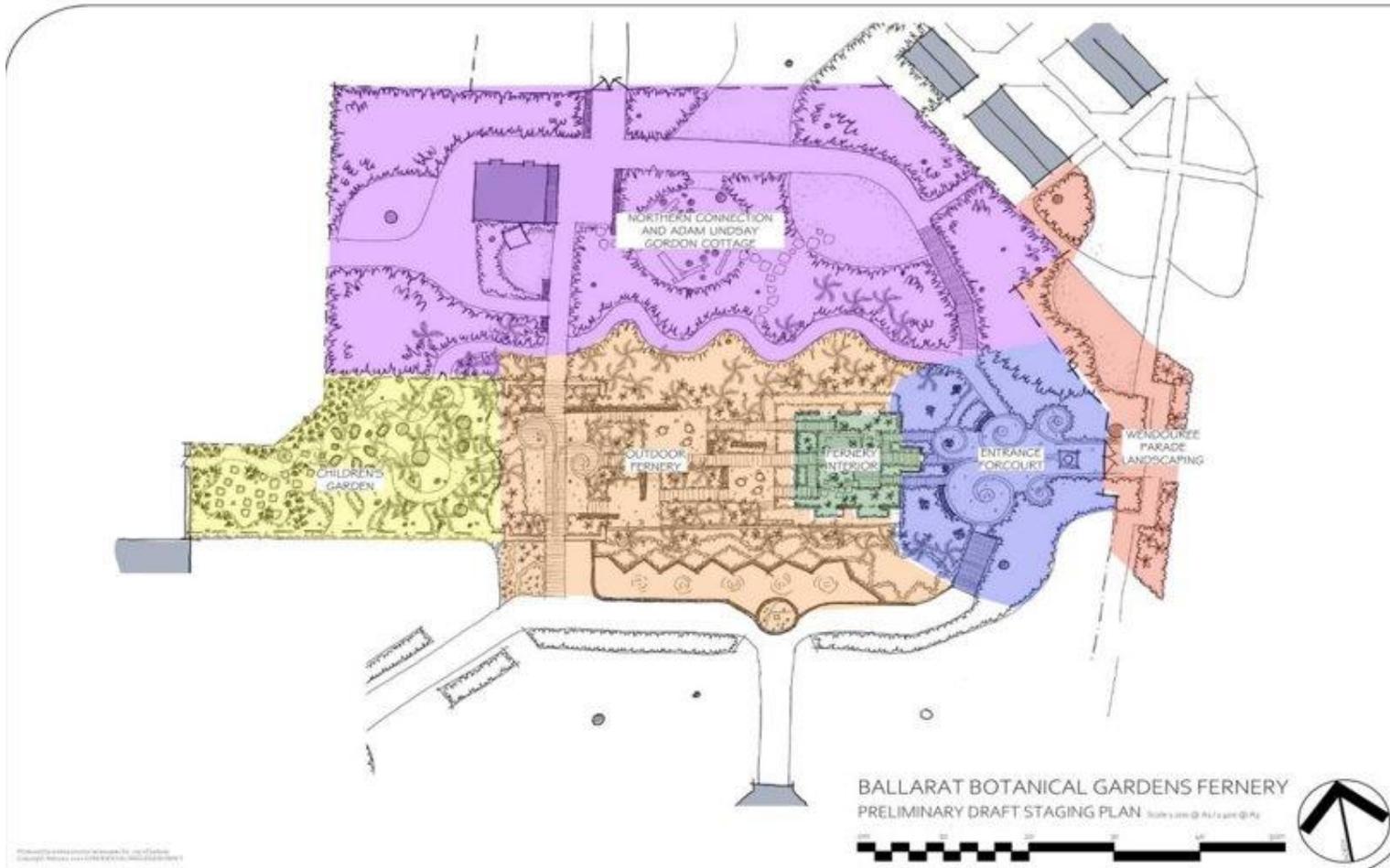
**CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT**

10 Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

---

OFFICIAL

Landscape Staging Plan



## 8.5. DRAFT COMMUNITY INFRASTRUCTURE PLAN

**Division:** Community Wellbeing  
**Director:** Matthew Wilson  
**Author/Position:** Belinda Hynes – Coordinator Health and Social Planning  
Pete Appleton – Executive Manager Engaged Communities

### PURPOSE

1. The purpose of this report is to present the draft Community Infrastructure Plan 2022 – 2037 and seek Council endorsement to release the draft plan for public exhibition from 26 May 2022 to 17 June 2022.

### BACKGROUND

2. The draft Community Infrastructure Plan (Plan) has been developed over an 18-month period. The Plan will guide future planning and decision making around investment in facilities to ensure the equitable, efficient, and sustainable provision of high-quality community infrastructure across the municipality that meets community's current and future needs.
3. Community infrastructure benefits the entire community and plays a significant role in enhancing the lives of people of all ages, backgrounds, and abilities. This version of the Plan assessed the need for community facilities where people can access a wide range of community services, programs, and opportunities such as halls, community meeting spaces, libraries, and kindergartens. Future iterations will broaden the scope and include other types of community infrastructure such as arts and culture facilities. The community infrastructure planning process will also be applied to sport and recreation infrastructure and findings will be included in a similar plan to be presented to Council at a future date.
4. The development of the Plan demonstrates that community infrastructure planning and delivery is guided by a robust, consistent, and transparent process. It demonstrates a commitment to deliver community buildings that are affordable, sustainable, equitably distributed across the municipality, and are safe and accessible for all.
5. The Plan was guided by the Community Infrastructure Planning Policy (adopted in September 2020) and the Community Needs and Gap Analysis (July 2021). The Plan is a year one action of the Council Plan 2021 - 2025.
6. The aim of the Community Infrastructure Planning Policy (Policy) is to ensure a fair and equitable approach to how investment is made in community infrastructure. The Policy provides a set of agreed guiding principles that are applied to the community infrastructure planning process;
  - Strategic and integrated planning;
  - People-first approach;
  - Access, inclusion and equity;
  - Sustainability;
  - Innovation and adaptability;
  - Multi-purpose, flexible and safe.

7. The Community Infrastructure Needs and Gap Analysis Report (July 2021) was used as a key source of evidence to inform the development of this Plan. The Needs and Gap Analysis Report considered infrastructure audit results in relation to provision and service standards, agreed hierarchies and demand assessments to identify both current and future gaps in community infrastructure provision. This needs and gap analysis process involved:
  - a. A review of existing plans, strategies, and policies;
  - b. Distribution, condition, occupancy, and utilisation assessments of current infrastructure;
  - c. Participation data and trends;
  - d. Existing and planned projects;
  - e. An understanding of population growth and expected demographic changes;
  - f. A review of current service provision and future service provision requirements such as the recent legislation changes to three-year-old kindergarten;
  - g. A review of community feedback from previous engagement processes such as the development of township plans, masterplans, Ballarat our Future etc.; and
  - h. An opportunity for community facility managers, key contacts, and community members to provide information and feedback.
  
8. A place-based approach has been considered in the analysis of community service and infrastructure planning delivery with seven planning districts identified to guide accessible and equitable delivery across the city. This ensures consideration of infrastructure provision in both new and established neighbourhoods. Considering required infrastructure in this way also highlights potential opportunities for alignment and shared infrastructure solutions.

## KEY MATTERS

9. The draft plan articulates Council's intention to continue its investment in community infrastructure to support the health, wellbeing, and connectedness of our community into the future.

## Projects identified

10. The draft plan identifies 15 capital projects for delivery over the next 15 years (refer to page 26 of the draft community infrastructure plan for timelines of projects).
  
11. Projects identified in the draft Plan will deliver:
  - a. Six (6) multipurpose community hubs and community meetings spaces to service all age cohorts.
    - i. Four (4) Community hubs including early years facilities;
      - Alfredton (Ballymanus) Community Hub\*
      - Sebastopol Community Hub
      - Winter Valley Community Hub\*
      - Western Oval Community Hub
    - ii. Two (2) community hubs / meeting spaces;
      - Eastwood Community Hub
      - Royal Park Community Facility
  - b. Five (5) Kindergarten projects to increase capacity of services
    - i. Two (2) extensions;
      - Brown Hill Kindergarten
      - Buninyong Kindergarten

- ii. Two (2) major refurbishments / rebuilds;
    - Rowan View Kindergarten
    - Alfredton Kindergarten
  - iii. One (1) new facility;
    - Delacombe Early Years Facility\*
  - c. Three (3) Library projects to ensure high quality infrastructure that caters to the growing population and service needs.
    - i. Two (2) new builds
      - Delacombe Library and Community Hub\*
      - Wendouree Library.
    - ii. One (1) expansion and refurbishment
      - Ballarat Library
  - d. One (1) new facility for young people with construction of a youth hub.
- (\* Project identified in Ballarat West Development Contributions Plan)

### Implementation and review of the Plan

12. Each project is subject to Council's budgetary processes and will involve the development of a detailed business case including financial considerations as part of Council's Project Management Framework. While this Plan and associated works forms the evidence base to inform Council decision making processes, decisions regarding the allocation of funding are made at the time of setting the annual budget.
13. Projected and ongoing costs of the projects listed will be included in Council's long term financial planning processes to ensure that the proposed commitments within the Plan can be delivered.
14. The capital costs of projects will be offset by funding opportunities and developer contributions will contribute to projects identified in Ballarat West Growth Area. The timeline of identified projects may change based on external funding opportunities and the outcome of funding applications.
15. The Plan will be monitored on an ongoing basis and data reviewed every two years to ensure the Plan continues to be responsive to changing community needs. Considerations will include other types of infrastructure such as arts and culture, changes in service levels, changes in the role of the private sector in infrastructure provision, changes in the rate of population growth, new and emerging trends, and user group and community feedback. A complete review and update will be undertaken every four years.
16. An action plan that details key activities, initiatives and complementary work that will be undertaken to support the implementation of the Plan has been developed. This will inform decision making and may result in amendments or updates to the Plan. Actions build upon current projects and programs, signify new and innovative ways to plan, deliver, manage, and activate community infrastructure.
17. It is important to acknowledge that additional projects such as upgrades, minor works and maintenance programs are not included in the Plan and will be delivered from other minor works budgets. Data obtained during the community infrastructure planning process provided an important source of information to inform and develop minor works programs.
18. The Plan was developed following extensive research and consultation process. The draft Plan will be placed on public exhibition to seek any additional feedback.

## OFFICER RECOMMENDATION

### 19. That Council:

**19.1 Endorse the draft Community Infrastructure Plan 2022 - 2037 for public exhibition from 26 May 2022 to 17 June 2022.**

## ATTACHMENTS

1. Governance Review [8.5.1 - 2 pages]
2. DRAFT Community Infrastructure Plan [8.5.2 - 35 pages]

## OFFICIAL

**ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES**

The Community Infrastructure Plan aligns with several key strategic documents:

1. Community Vision 2021 – 2031
  - A healthy, connected and inclusive community.
2. Council Plan 2021 - 2025
  - Goal 2: A Healthy Connected and Inclusive Community
  - Goal 4: A City that conserves and enhances our natural and built assets.
3. Community infrastructure planning policy
4. Health and Wellbeing Plan 2021 - 2031

**COMMUNITY IMPACT**

5. This draft Community Infrastructure Plan 2022 - 2037 demonstrates Council's commitment to ensuring the community is informed about key community infrastructure projects planned for the next 15 years. The plan demonstrates evidence-based decision making.
6. The Plan outlines City of Ballarat's long-term direction for community infrastructure provision in the municipality over the next 15 years. Broadly it defines where, when, and how community facilities should be provided to meet current and future community needs.

**CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

7. Environmental sustainability of new and refurbished facilities addressed as part of the guiding principles which set out the underlying philosophy that should be followed in the prioritisation, planning, design, and provision of community infrastructure.
8. Action plan identifies development of Environmental Sustainable Design Policy and Framework (ESD) will occur and inform projects.

**ECONOMIC SUSTAINABILITY IMPLICATIONS**

9. The intent of the draft Community Infrastructure Plan is to stimulate further investment in the Ballarat economy through the attraction of funding using evidence-based project proposals, based on clearly articulated community need. It will support the prioritised allocation of available capital funds to projects which have been identified as providing the best community outcomes.

**FINANCIAL IMPLICATIONS**

---

OFFICIAL

## OFFICIAL

10. The draft Community Infrastructure Plan identifies the capital projects that Council will undertake each year for the next 15 years. It will assist with the generation of funding revenue through high quality and timely funding applications.
11. The Community Infrastructure Plan will provide evidence to inform budget allocation in the most effective way possible to ensure best value is achieved for the community.

**LEGAL AND RISK CONSIDERATIONS**

12. The draft plan has positive risk management implications for the organisation as it ensures that decision making and budget prioritisation will be made based on strong and documented evidence.

**HUMAN RIGHTS CONSIDERATIONS**

13. It is considered that the report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

**COMMUNITY CONSULTATION AND ENGAGEMENT**

14. Community consultation has occurred as part of the community infrastructure planning process that informed the development of this plan. Previous consultation activities were also reviewed and findings informed the development of this plan.
15. Community consultation will occur throughout the lifecycle of the plan with data reviews every two years and updated plan every four years.

**GENDER EQUALITY ACT 2020**

16. There are gender equality implications identified for the subject of this report. Gender Impact Assessment undertaken.
17. Based on findings from the gender impact assessment, it is also recommended that as far as is practical, action is taken to ensure that strategic investigations and operational improvements identified to address gender and intersectional impacts are undertaken in the short term

**CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT**

18. Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

---

OFFICIAL



CITY OF BALLARAT  
**Community  
Infrastructure Plan  
2022–2037**





—  
The City of Ballarat acknowledges the Traditional Custodians of the land we live and work on, the Wadawurrung and Dja Dja Wurrung People, and recognises their continuing connection to the land and waterways.

We pay our respects to their Elders past, present and emerging and extend this to all Aboriginal and Torres Strait Islander People.

—



## Table of Contents

<b>Purpose</b>	<b>06</b>	<b>Key consideration in our decision-making</b>	<b>16</b>
<b>What is Community Infrastructure?</b>	<b>08</b>	<b>Planning Areas</b>	<b>20</b>
<b>How community infrastructure benefits our community</b>	<b>09</b>	<b>Community profile snapshots and key findings</b>	<b>21</b>
<b>City of Ballarat's role</b>	<b>10</b>	<b>Community Infrastructure Capital projects</b>	<b>25</b>
<b>Strategic context</b>	<b>11</b>	<b>Monitoring and review</b>	<b>28</b>
<b>How we make decisions about Community Infrastructure</b>	<b>13</b>	<b>Action plan</b>	<b>29</b>
<b>Community infrastructure planning principles</b>	<b>14</b>	<b>Appendices</b>	<b>33</b>

The City of Ballarat is responsible for the provision of community facilities where people can access a wide range of community services and programs, and sport and recreational opportunities.

We also support the provision of community infrastructure by other providers through direct funding and advocacy.

We are not responsible for the provision of schools, hospitals, medical facilities or emergency and safety facilities, however we can play an advocacy role in these areas.





*Community infrastructure includes the buildings and spaces where our community comes together... to connect, to learn, to be active, to access vital services. To strengthen our sense of belonging. To thrive.*



*These community facilities are integral to promoting health and wellbeing and supporting a sustainable, innovative and inclusive community.*



*Through the application of rigorous and transparent processes, the City of Ballarat will target investment to provide equitable, accessible and sustainable community infrastructure across the municipality that meets the needs of our community, now and into the future.*

## Purpose

- This plan provides clear direction about the City of Ballarat's community infrastructure investment priorities over the next 15 years
- It shows our community what is being planned in the area where they live and when it will be delivered.
- It is designed to ensure community resources are directed where they best meet the needs of our growing and changing community.
- The plan sets out how we plan and activate projects to ensure decision-making is consistent and transparent and based on robust evidence.
- It provides an overview of the services and facilities our community needs now and over the next 15 years.
- It will guide decision making on future community infrastructure projects, funding requirements, advocacy efforts and partnership opportunities.
- Informs business cases for community infrastructure projects, service plans and reviews, planning studies, masterplans, Infrastructure Contributions Plans, Development Contributions Plans and other City of Ballarat business.
- Helps inform Council Plan, budget, Finance Plan, Asset Plan and capital works program.



*“This Council is committed to making informed decisions based on the best available evidence and community engagement to ensure transparency in all of Council’s decision-making.”*

**Cr Daniel Moloney,  
Mayor**

*“As an organisation, we are developing a clear plan for how we will invest in our assets long-term to ensure they are fit-for-purpose and deliver the service levels that residents need and expect.”*

**Evan King,  
Chief Executive Officer**

## What is Community Infrastructure?

Community infrastructure is integral to promoting community wellbeing and leading to better quality of life for residents by shaping and influencing social and economic outcomes.

> For the purposes of this plan, community infrastructure refers to the portfolio of buildings and spaces Council has responsibility for that support the delivery of community services and programs.

Facilities included in the scope of this plan include community hubs, halls and meeting spaces, Library

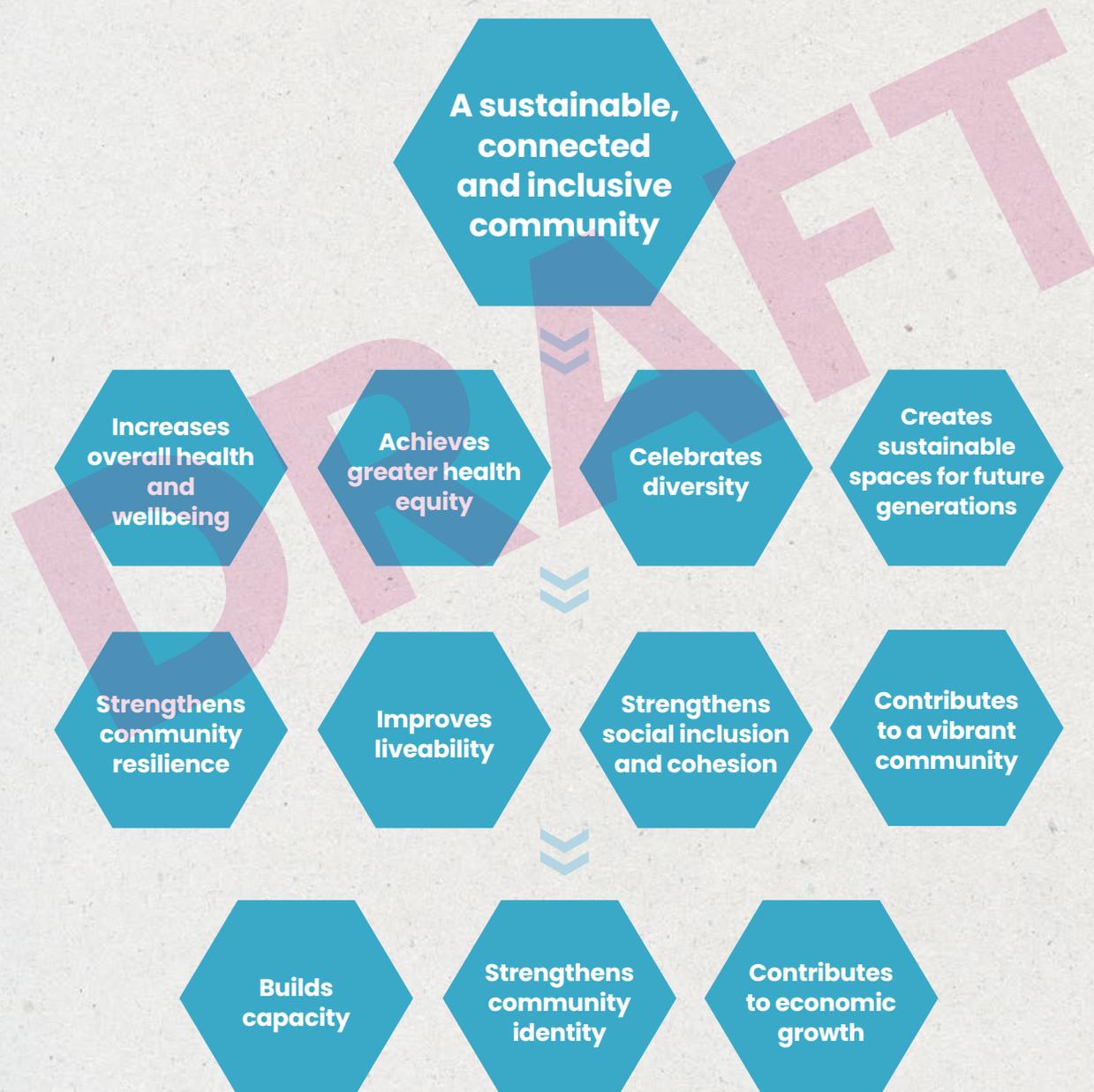
services, Kindergarten and Maternal and Child Health services.

While we acknowledge that this definition is limited in scope as many other facilities play a role in supporting our communities, this plan identifies a scope of works or projects that is both sizeable and achievable. This scope will be broadened over time to include other facilities that support and contribute to meeting the needs and promoting the wellbeing of individuals, families, groups and communities through the life stages such as arts and culture facilities and recreation facilities.



# HOW COMMUNITY INFRASTRUCTURE BENEFITS OUR COMMUNITY

The provision of equitable, accessible and sustainable community infrastructure and inclusive services, programs, activities and initiatives provides access for all residents, not only to a wide range of opportunities but also to vital social and community networks.



## City of Ballarat role

The planning and financial management obligations outlined in the *Victorian Local Government Act 2020* and the *Planning and Environment Act 1987* are the legislative drivers for the development of a future focused Community infrastructure plan.

Delivering the full range of community infrastructure required to meet community needs cannot be the responsibility of any one agency. It requires a coordinated response that involves strong partnerships between the three

levels of government and with non-government organisations, the private sector and the community. As one of the largest municipalities in the region by population, Ballarat is recognised as a major service centre for the Central Highlands and Grampians regions. This has implications for the provision of facilities to service the needs of not just local communities but also those across the wider region.

**As part of our leadership role within the municipality and more broadly across the region, the City of Ballarat recognises the important role we have to play to meet current and future needs in the following areas:**

<b>We plan community infrastructure...</b>	<b>We provide community services...</b>	<b>We provide community infrastructure...</b>
<p>Undertake policy development, needs analysis and strategic planning</p> <p>Seek financial and in-kind contributions from other levels of government, nongovernment organisations and the private sector</p> <p>Develop innovative pathways for the delivery of infrastructure with the potential to leverage a range of public and private opportunities</p> <p>Council aims to align services that address all life stages, through the provision of community infrastructure that is flexible, well located and accessible</p>	<p>Council commits to delivering quality services in and out of Council infrastructure that adopt best practice approaches that support the health and wellbeing of the community</p> <p>Provide funding and in-kind support to assist other service providers to deliver community services</p> <p>Partner with and advocate to other levels of government and community service providers to ensure appropriate services are available</p> <p>Consider where, when and how facilities should be provided</p>	<p>Plan, fund, develop, deliver and manage a wide range of community facilities</p> <p>Maintain and improve existing facilities informed by community needs</p> <p>Council will sometimes seek alternate service delivery options by establishing partnerships with other service providers and community groups.</p> <p>Review service agreements to maximise use of existing facilities</p>

## Strategic context

The Community Infrastructure Plan supports our community's vision for Ballarat as outlined in the City of Ballarat Community Vision 2021–2031...

### > Ballarat, Victoria's heritage city: leading the way as a sustainable, innovative and inclusive community

#### > City of Ballarat Strategic documents

The *Victorian Local Government Act 2020* requires local governments to provide the best outcomes for the community, while having regard to the long-term cumulative effects of decisions.

There are several key overarching local government plans and relevant legislation considered in the development of the community infrastructure plan which provide direction as to the priorities and desired outcomes for the municipality. These have been identified below.

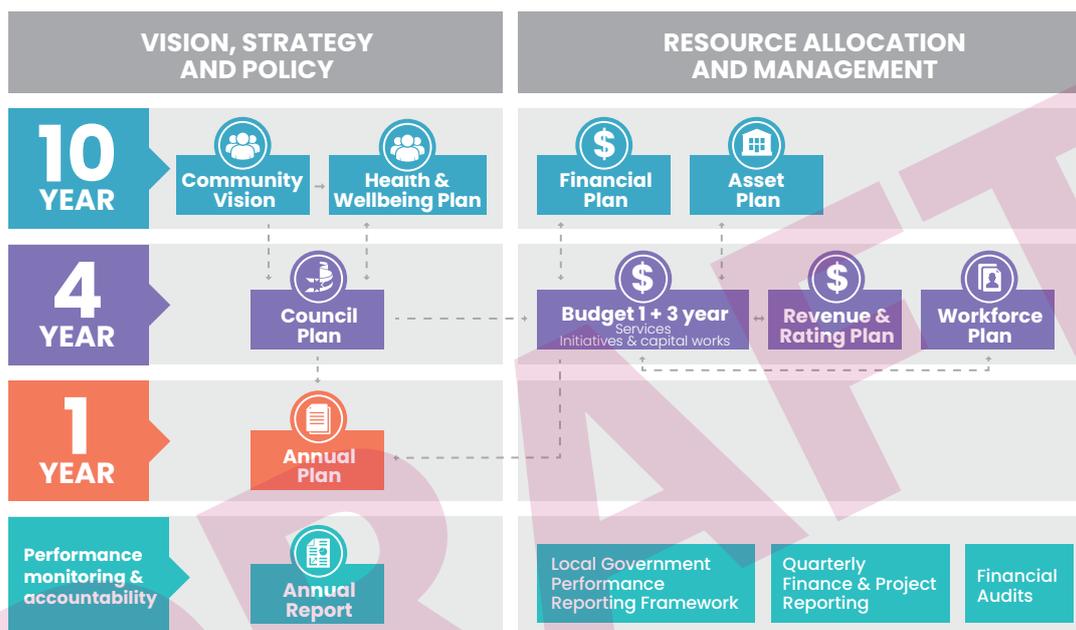
- Community Vision 2021 - 2031
- Council Plan 2021 - 2025
- Financial Plan
- Asset Management Plans
- Ballarat Strategy 2040
- Health and Wellbeing Plan 2021 - 2031
- *Local Government Act 2020*
- *Gender Equality Act 2020*

The Community Infrastructure Plan has been informed by and provides an evidence base to support and inform the development of other plans and strategies that are currently under development, such as the *Asset Plan 2021–2031* and others (a list is provided in *Appendix 1*).

The *Community Infrastructure Needs and Gap Analysis Report (2021)* was used as a key source of evidence to inform this plan's development and will also inform other plans and practices. Information gathered in the audit phase of the process was considered in relation to the Desired Provision Standards, service levels, agreed hierarchies (looking at specific population catchments to ensure an integrated community infrastructure network of complementary regional, district and neighbourhood facilities) and assessments based on demand and usage to identify current and future gaps in community infrastructure provision.

A review of existing plans, strategies, policies and known projects was taken into account. This also recognises the contributions that have already been made by the community to these processes and by facility managers who were provided with the opportunity to give feedback. Data and information that informed the Needs and Gap Analysis Report will be reviewed every two years.

> City of Ballarat integrated strategic planning framework



> Community engagement

The community was provided with a range of opportunities to give feedback on community infrastructure planning at key stages in the **community infrastructure planning and delivery process** (shown on page 15) as well as through feedback incorporated into broader City of Ballarat plans and strategies which were considered in the process including the Community Vision, Council Plan, Community Infrastructure Planning Policy, and

other key strategic plans and master plans such as Township Plans and Local Area Plans.

This is a living document and there will be ongoing opportunities for the community to provide feedback, such as on draft documents, during the auditing and review process which will occur every two years throughout the life of the plan, and in the development of feasibility reports, and pre-planning strategic investigations (these are identified in the action plan on pages 29 - 32).



# How we make decisions about Community Infrastructure

To ensure the equitable, efficient and sustainable provision of high-quality buildings and spaces that meet current and future needs, community infrastructure planning and delivery is guided by a robust and transparent process.

## > Community infrastructure planning and delivery process

Decision-making in relation to the prioritisation, investment, design and delivery of community infrastructure is based on robust evidence, with a strong focus on community engagement and service-based reviews balanced with quantitative assessment.

The consistent application of guiding principles supports the identification of infrastructure priorities across the whole organisation. This collaborative approach is designed to ensure we clearly understand and deliver on what our community needs.

Community infrastructure planning process provides a whole of Council approach to inform evidence based decision making. The process is developed and implemented in an iterative way that allows for responsive planning over time.

## Community infrastructure planning principles

These guiding principles have been developed in line with best practice contemporary approaches to community infrastructure development and provide the overall direction to decision making for community infrastructure planning.



### > Strategic and integrated planning

Projects will consider community needs and priorities at both a municipal and local area level from a service delivery perspective. A pipeline of projects will be planned and costed to ensure funding submissions are strategic and based on identified needs. A whole-of-organisation approach will ensure consistency in decision-making.

### > People-first approach

Projects will focus on connecting people to services and facilities that enhance overall health and wellbeing, encourage social connection and cohesion, foster creativity and economic and environmental vitality, build social capital and capacity, and create a strong sense of community and local identity. A commitment to community engagement will ensure community voice is considered.

### > Access, inclusion and equity

Projects will consider an equitable provision and standard of facilities, be universally accessible and welcoming, promote social and cultural inclusion and liveability and encourage active lifestyles, taking into account the diverse needs of the community. They will recognise Traditional Owners.

### > Sustainability

Wherever possible, projects will provide a standard of infrastructure, management and service delivery that focuses on environmental and social outcomes and balances economic and heritage considerations. A commitment to robust and ethical governance structures will ensure consistency and transparency in decision-making.

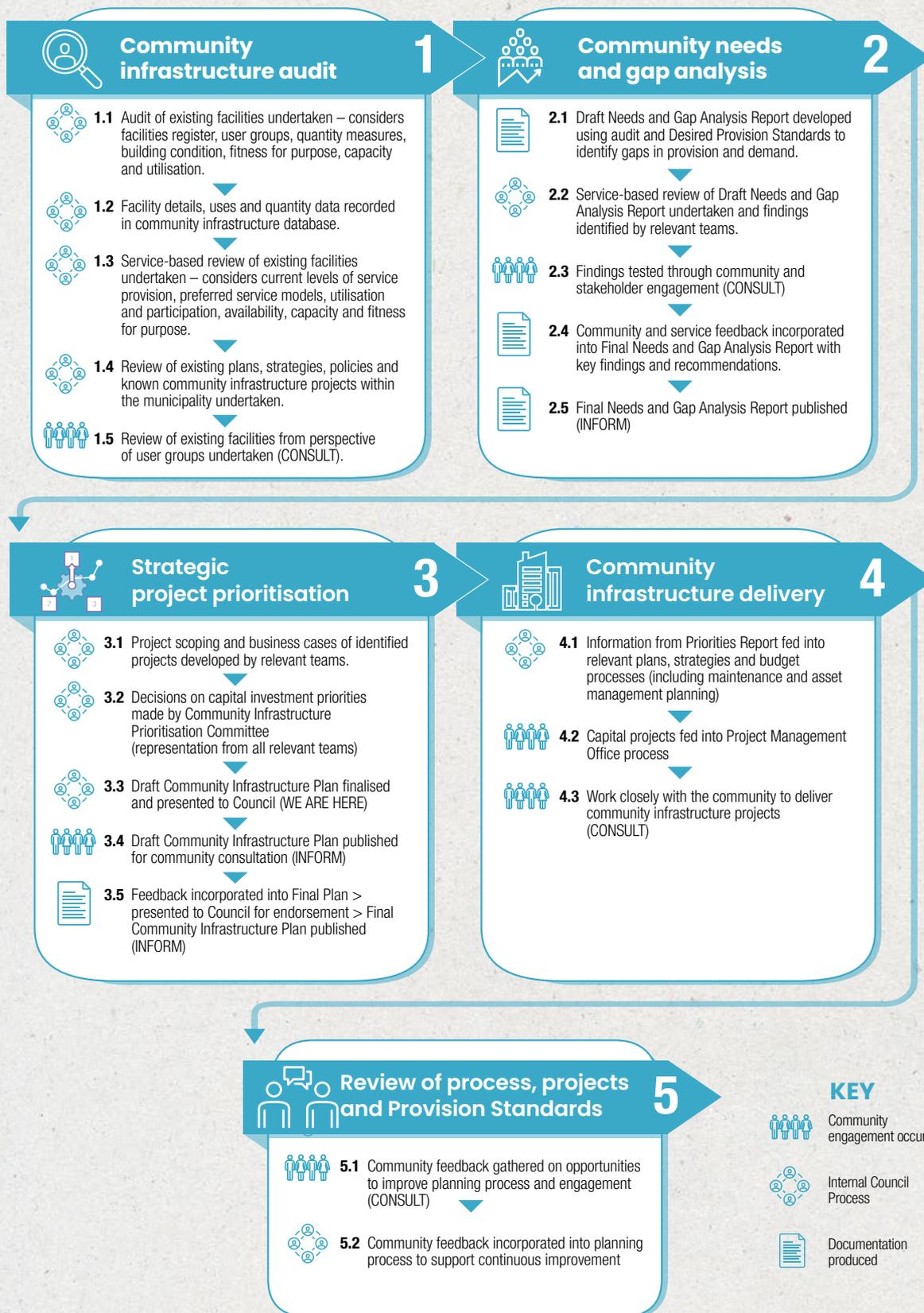
### > Innovation and adaptability

Wherever possible, projects will value and prioritise innovation and successful models of delivery. Design will take advantage of new technologies to achieve outcomes that are ecologically sustainable and responsive to changing community needs and priorities and new opportunities. The City of Ballarat will show leadership in supporting innovation and will prioritise local expertise and creativity through planning and procurement systems.

### > Multipurpose, flexible and safe

Wherever possible, projects will be designed for maximum flexibility and adaptability to enable the broadest possible use by a range of groups, services and activities and to ensure they can be repurposed over time in response to changing community needs and priorities and new opportunities. They will be delivered in line with appropriate infrastructure standards, universal design standards and best practice environmental design principles to enhance accessibility and enhance community safety.

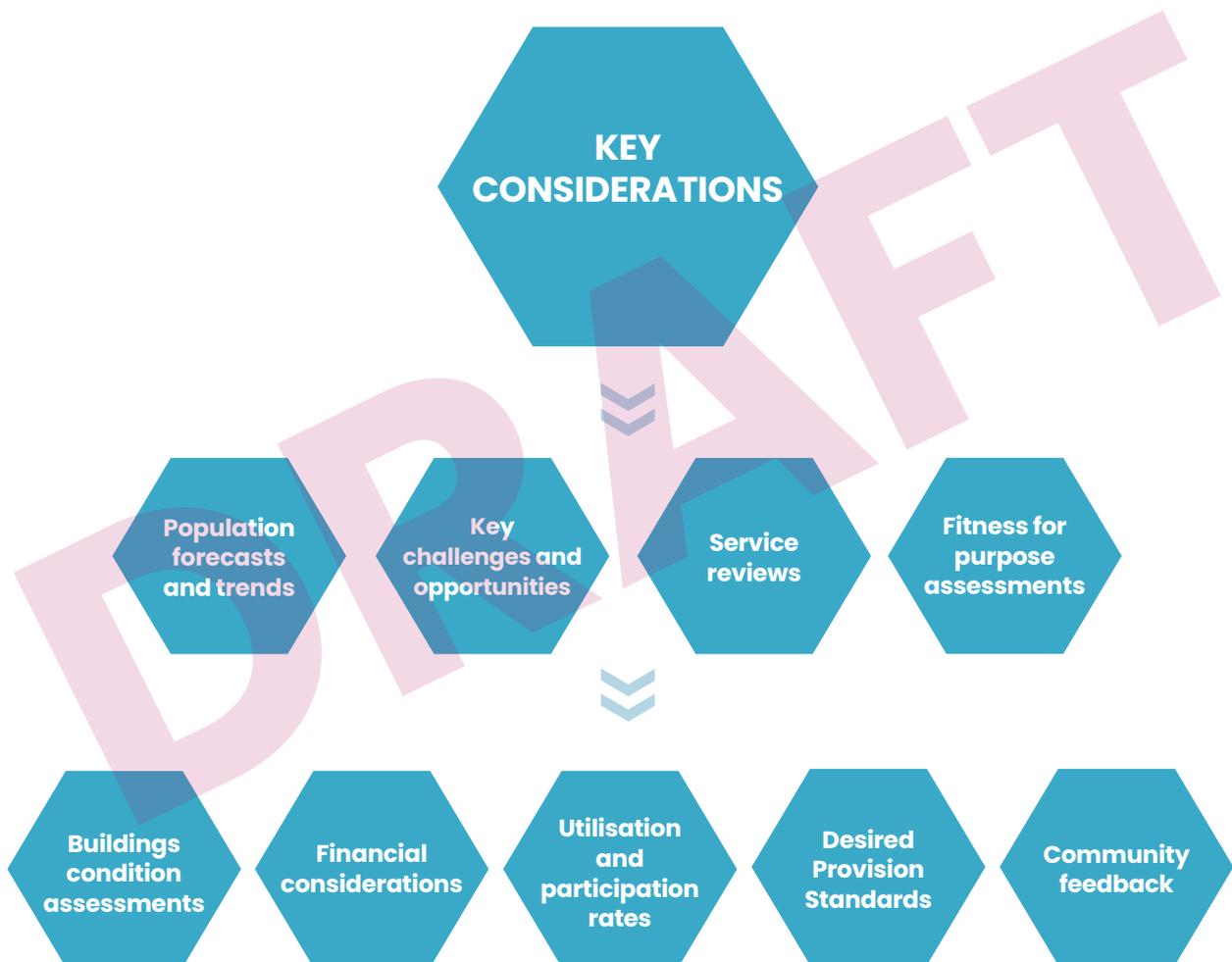
> Community infrastructure planning and delivery process



## Key considerations in our decision-making

Community need and demand is influenced by factors from population growth rates, new and emerging opportunities and private sector investment to participation rates and the location and suitability of facilities.

For this reason, a wide range of factors are considered as part of a broad assessment in all planning and decision-making.



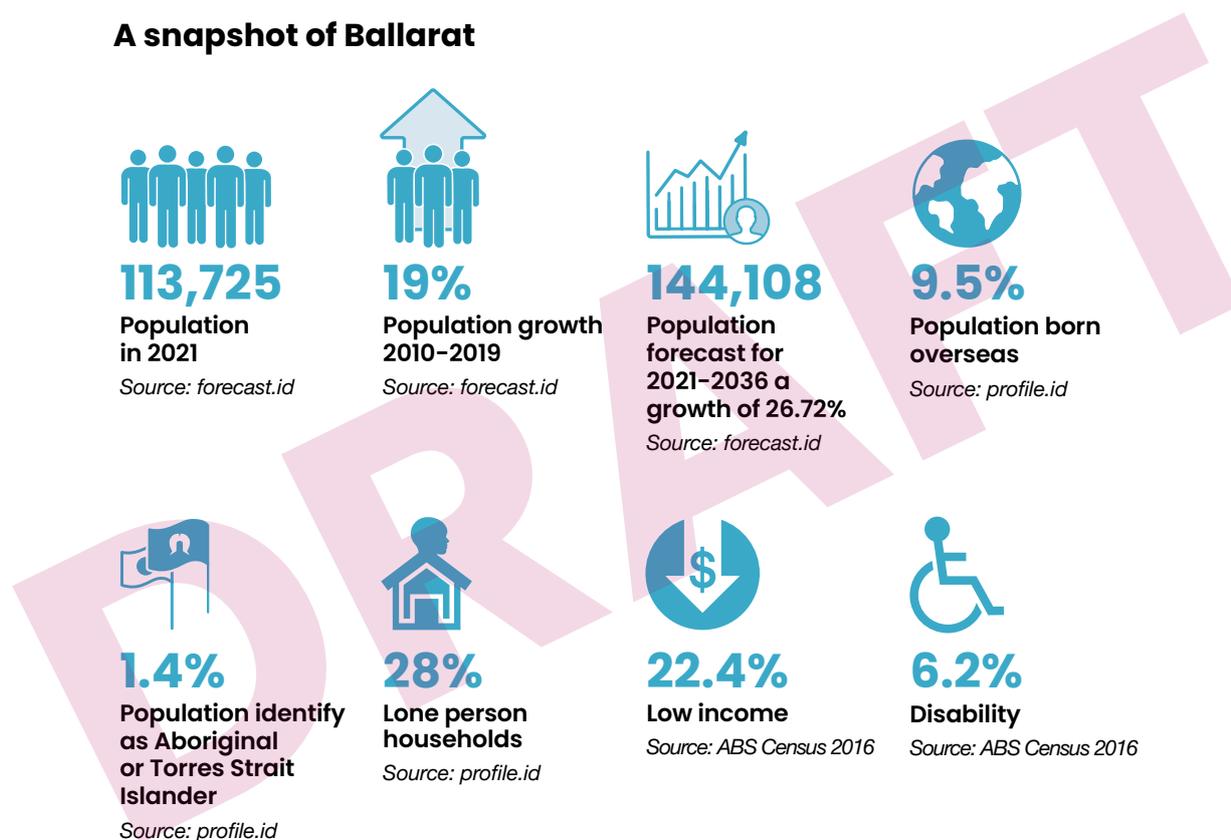
> While this plan and associated work forms the evidence base to inform the City of Ballarat decision-making process, decisions regarding the allocation of funding are made at the time of setting the annual budget.

## 1. Population forecasts and trends

Building a comprehensive understanding of population and demographic trends at both a municipal and local area level is an essential starting point for effective community infrastructure and service planning.

More detail is provided in the *Community Infrastructure Needs and Gap Analysis Report*.

### A snapshot of Ballarat



Ballarat is currently experiencing significant population growth. Compared to the state average, Ballarat's population is ageing, with a higher proportion of people aged over 55 years and a smaller proportion aged 20-55.

The large majority of residents were born in Australia which is significantly higher than the state average. While small in number, our Aboriginal and Torres Strait Islander population is the same or greater than the regional Victoria and state averages.

Compared to the regional Victoria average, there is a higher proportion of lone person households, one parent families, low income households and people with disability, a similar proportion of couple families with children and a lower proportion of couples without children. City's population is characterised by disparity in socio-economic status.

It is expected that rapid growth will drive notable changes in the wider region's demographic makeup. This, together with an ageing population and changing household and family structures, will have implications for community infrastructure and service planning.

## 2. Key challenges and opportunities

Effective community infrastructure planning involves the consideration of current and emerging challenges and opportunities.

- Planning for rapid population growth
- Servicing diverse communities
- Servicing changing demographics
- Balancing the needs of growth areas and existing neighbourhoods
- Achieving equitable provision and standard of facilities across the municipality
- Maintaining ageing infrastructure, balancing new and renew
- Balancing social and financial responsibilities
- Maximising external funding opportunities
- Achieving an integrated, coordinated network of facilities (community facilities providing different but complementary services to avoid duplication of resources)
- Achieving integrated service delivery (services and agencies working together to coordinate their support and services for clients).

## 3. Service reviews

A broad range of information was collected and analysed to help build a comprehensive understanding of service levels and service trends to ensure best practice service provision. More detail is provided in the *Community Infrastructure Needs and Gap Analysis Report*. Service information will continue to inform development throughout the life cycle of the plan.

## 4. Fitness for purpose assessments

Information was collected and analysed to help build a comprehensive understanding of the suitability of existing facilities for supporting quality service delivery. Assessments considered:

- Travel accessibility from the perspective of location related to its intended users, proximity to related services and facilities, transport options and parking, personal safety.
- Appearance and fit out
- Configuration and size
- Universal access and equity (people of all abilities access to facility, appropriateness for all genders, cultures and ages).

## 5. Building condition assessments

A broad range of information was collected and analysed to help build a comprehensive understanding about whether existing buildings meet established facility standards or have any building condition issues. Decisions about future capital projects will be informed by factors such as building condition and remaining economic life.

## 6. Financial consideration

Long term financial planning supports Council to make informed decisions to bring about quality outcomes for our current and future community. The long term costs of maintaining and managing community infrastructure is taken into account in the decision making processes. Key considerations that have, and will continue to, inform decision making about future capital projects include Councils' projected cash position, expenditure/maintenance history (if relevant), budget estimates, proposed funding sources and alternatives, future budget allocations made and/or required and lifecycle costs of projects.

Developing a future focussed community infrastructure plan supports alignment with financial planning and the resources and facilities that are required for service delivery. A number of operational improvements will aim to increase the financial viability, use and activation of existing community infrastructure.

## 7. Utilisation and participation rates

A broad range of usage and demand information was collected and analysed, including facility specific assessments, to help build a comprehensive understanding about whether existing facilities and services have adequate capacity to meet community demand and maximise utilisation.

## 8. Desired Provision Standards

A set of standards has been developed to determine the number of each facility type required to meet the needs of the Ballarat community at both a municipal and local level. These standards are based on assessments of all existing City of Ballarat community facilities as well as non-City of Ballarat facilities that are available for community use. They set clear expectations about the community infrastructure required in a given Planning Area to service certain population sizes now and in the future. While these standards serve as a useful guide, it is not possible to apply a one-size-fits-all approach to a city as diverse as Ballarat. As such, these are 'Desired' Provision Standards.

## 9. Community feedback

The City of Ballarat recognises engagement leading to well-informed decisions based on a better understanding of community needs is fundamental to effective and transparent governance and enables bold, vibrant, and thriving communities. The application of the City of Ballarat's Community Engagement Principles ensures community input is valued and respected.

Community engagement is undertaken at key stages throughout the **community infrastructure planning and delivery process** (shown on page 15) – and community members have opportunities to provide ongoing input through feedback incorporated into broader City of Ballarat plans and strategies which are considered in the community infrastructure planning process.



## Planning areas

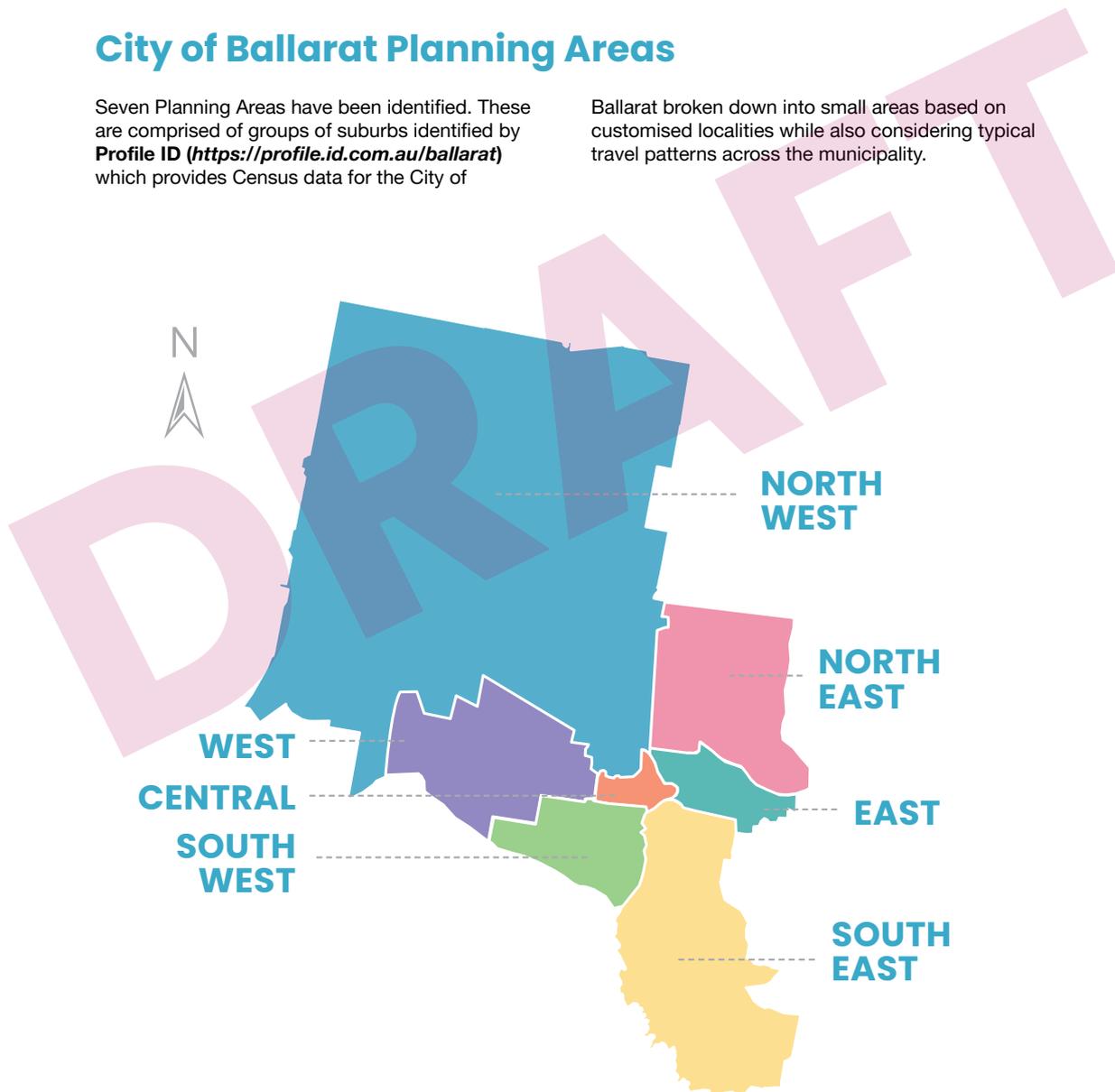
A place-based approach has been used in the analysis of service delivery and infrastructure planning to guide accessible and equitable infrastructure provision across the municipality. This approach is designed to ensure established

neighbourhoods are considered as well as growth areas so that localities with limited or no capacity for growth or which are experiencing population decline will be supported, while highlighting opportunities for integrated solutions.

### City of Ballarat Planning Areas

Seven Planning Areas have been identified. These are comprised of groups of suburbs identified by **Profile ID** (<https://profile.id.com.au/ballarat>) which provides Census data for the City of

Ballarat broken down into small areas based on customised localities while also considering typical travel patterns across the municipality.

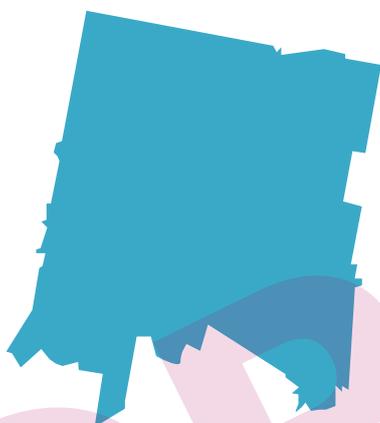


## Community profile snapshots and key findings

For each of the seven Planning Areas, we looked at what is currently available from the perspective of the spread of facilities across the municipality and service delivery to identify current and future

demand levels. More detail is provided in the *Community Infrastructure Needs and Gap Analysis Report*.

### > North West Planning Area



The North West planning area covers the profile areas of Rural West, Miners Rest - Mitchell Park, Wendouree, Lake Wendouree (North) - Lake Gardens.

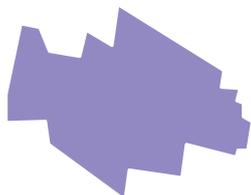
- **Population 2021:** 20711 **2036:** 22532 (13.33% increase)
- 9.16% increase in births between 2016-36<sup>1</sup>
- 31.8% of households in Wendouree and 25% in Rural West are **low income households**
- 10.8% of households in Wendouree have no car
- More residents in Wendouree (36.4%) **live alone** than the state average (23.3%)
- 14.5% of residents in Lake Wendouree and Lake Gardens are **born overseas**, higher than other locations in this area but still noticeably lower than the state average (28.4%)

The population in this area is growing steadily and is projected to increase across all age groups from babies to older people by 2036. The area includes rural communities, a wide range of socio-economic diversity and suburbs experiencing high levels of vulnerability. It is well serviced by community infrastructure and will meet most Desired Provision Standards once planned projects are completed. Fitness for purpose assessments have identified significant impact on service delivery at two facilities. This has informed capital projects identified in this plan.

#### What's important?

- Ensuring there are locally accessible facilities and spaces for programs, services and activities to support residents of all ages
- Ensuring there are appropriate spaces for services to support vulnerable communities
- Ensuring existing facilities are fit-for-purpose to enable service and participation continuity
- Monitoring birth rates and demand for Maternal Child Health Services
- Ensuring locally accessible community meeting spaces are available in rural communities in NW planning area.

## > West Planning Area



The West planning area encompasses the profile areas of Cardigan Village - Bunkers Hill, Lucas - Cardigan and Alfredton.

- **Population 2021:** 14577 **2036:** 25229 (73.07% increase<sup>1</sup>)
- 64.67% increase in births between 2016-36<sup>1</sup>
- Increase in families with dependent children in Cardigan-Lucas-Bunkers Hill (+156.95%) and Alfredton (+36.11%)
- 408.4% increase in residential developments in Cardigan-Lucas-Bunkers Hill<sup>1</sup> (2016–2036)

The population in this area is growing rapidly and is projected to increase across all age groups by 2036, with a notable increase in families with dependent children. Due to this rapid growth, significant gaps in community infrastructure provision are expected over the next 15 years. Much of this is planned for within the Ballarat West Development Contributions Plan. Ongoing monitoring and review that considers Desired Provision Standards and participation rates will

ensure appropriate facilities make the best use of available land and are delivered at the right time to meet changing community needs and increasing demand.

### What's important?

- Ensuring appropriate facilities are built to meet the needs of the growing population, notably kindergarten places and recreation facilities and community meeting spaces
- Ensuring existing facilities are fit-for-purpose to enable service and participation continuity
- Monitoring participation trends to ensure responsive planning to changing community needs
- Exploring opportunities for shared use of facilities with other service providers
- Multipurpose spaces to cater for all life stages

## > North East Planning Area



The North East planning area covers the profile areas of Ballarat North - Invermay Park and Rural East.

- **Population 2021:** 8852 **2036:** 10032 (13.33% increase<sup>1</sup>)
- 8.74% increase in births between 2016-36<sup>1</sup>

This is the smallest and most rural of the Planning Areas. The population is growing steadily and is projected to increase steadily across all age groups by 2036. It is also ageing, with the highest growth expected in the 70+ age group. When assessing the demand for additional facilities over the coming years, consideration will be given to the rural composition of this area as well as the requirements of new growth fronts in the north of the municipality, which will be adjacent to or included in this area. This will be subject to ongoing monitoring and review.

### What's important?

- Ensuring existing facilities are fit-for-purpose to enable service and participation continuity
- Monitoring population growth, participation trends and utilisation of existing facilities to inform future needs
- Exploring opportunities associated with the northern growth front
- Consideration of needs of rural communities
- Considering flexible service delivery options such as outreach services
- Monitoring demand for early years services such as kindergarten spaces and Maternal Child Health services.

## > South West Planning Area



The South West planning area covers the profile areas of Delacombe and Sebastopol - Redan

- **Population 2021:** 23285 **2036:** 45352 (94.77% increase<sup>1</sup>)
- 103.02% increase in births between 2016–36<sup>1</sup>
- This area will see a significant **increase in families with children** between 2016–36: Bonshaw/Smythes Creek (597.38%), Delacombe (97.17%) and Ballarat West Growth Area (97.52%)
- Sebastopol-Redan households have a higher percentage of **low income** (31.8%), **housing stress** (18.1%), **no car** ownership and **lone person** households compared to other suburbs in this area

The population in this area is growing quickly and is projected to increase across all age groups by 2036. The area has a mix of new housing developments and existing neighbourhoods. It includes suburbs experiencing high levels of vulnerability and the highest levels of housing stress in the municipality. Rapid growth will see this area increase by 20,000 people over the next 15 years. Extensive community infrastructure provision is planned for within the Ballarat West Development Contributions Plan. Ongoing monitoring and review that considers

Desired Provision Standards and participation rates will ensure appropriate facilities make the best use of available land and are delivered at the right time to meet changing community needs and increasing demand. Fitness for purpose assessments have identified significant impact on service delivery at a number of facilities. This has informed capital projects identified in this plan.

### What's important?

- Ensuring existing facilities are fit-for-purpose to enable service and participation continuity
- Ensuring there are locally accessible facilities for programs, services and activities to support residents of all ages
- Ensuring there are appropriate spaces for services to support vulnerable communities
- Monitoring participation trends to ensure responsive planning to changing community needs
- Ensuring appropriate facilities are built at the correct time to meet the needs of the growing population

## > Central Planning Area



The Central planning area encompasses the profile area of Central Ballarat - Bakery Hill - Lake Wendouree (South) - Newington.

- **Population 2021:** 10055 **2036:** 10134 (**0.79%** increase<sup>1</sup>)
- 9.82% **decrease in births** between 2016–36<sup>1</sup>
- 31.9% of lone person households (state average 23.3%)

The population is ageing and is projected to increase by only 0.79% by 2036 – the smallest increase across the municipality – with a significant decrease in the under-18 age group and a large increase in the 70+ age group. The percentage of lone person households is higher than the state average. Some of the municipality's centralised infrastructure is located in this area which contributes to a surplus of a number of facility types in relation to the Desired Provision Standards for the resident population.

Fitness for purpose assessments have identified significant impact on service delivery at two facilities. This has informed capital projects identified in this plan.

### What's important?

- Ensuring existing facilities are fit for purpose to accommodate programs, services and activities
- Ensuring there are locally accessible community meeting spaces
- Undertaking strategic investigations to inform future infrastructure projects to service this area and the whole municipality
- Monitor population growth
- Maintaining ageing infrastructure, balancing new and renew.

## › East Planning Area



The East planning area covers the profile areas of Soldiers Hill - Black Hill - Nerrina (South) - Brown Hill (West) and Ballarat East - Eureka - Warrenheip

- **Population 2021:** 15579 **2036:** 16245 (**4.27%** increase<sup>1</sup>)
- 3.63% decrease in births between 2016-36<sup>1</sup>
- Ballarat East, Eureka and Warrenheip households: 26.9% **low income**, 13.8% experiencing **housing stress**, 7.5% with **no car**, **32.5% lone person** households

The population in this area is ageing, with a projected decrease in babies, pre-schoolers and primary schoolers, and a significant increase in the 70+ age group by 2036. The area includes suburbs with households experiencing high levels of vulnerability and housing stress and a high number of lone person households. Overall, there is a comprehensive supply of community infrastructure that meets or exceeds most Desired Provision Standards.

### What's important?

- Ensuring existing facilities are fit-for-purpose to enable service and participation continuity
- Ensuring there are locally accessible facilities and services in the different suburbs in the planning area
- Monitoring population growth, participation trends and use of existing facilities to inform future needs
- Undertaking strategic investigations to inform future infrastructure projects to service this area
- Monitoring birth rates and demand for maternal and child health services within the planning area.

## › South East Planning Area



The South East planning area covers the profile areas of Golden Point - Mount Pleasant - Canadian - Mount Clear - Mount Helen and Buninyong - Rural South.

- **Population 2021:** 20978 **2036:** 23380 (**11.45%** increase<sup>1</sup>)
- Average **SEIFA Index** of 1023.672
- 2.59% increase in births between 2016-36<sup>1</sup>
- 14.2% of households in Golden Point, Mount Pleasant and Canadian experienced **housing stress** in 2016
- An **increase in families with children** in Mount Clear-Mount Helen between 2021–2036 (+18.88%)

The population in this area is ageing and is projected to increase steadily across all ages by 2036, with a significant increase in the 70+ age group and, in some suburbs, families with children. The area includes suburbs with households experiencing high levels of housing stress. It is relatively well serviced by community infrastructure and meets most Desired Provision Standards.

Participation data and service capacity reviews have informed capital projects identified in this plan.

### What's important?

- Ensuring existing facilities are fit-for-purpose to enable service and participation continuity and respond to identified community need
- Monitoring participation and utilisation of existing facilities to inform future needs
- Undertaking strategic investigations to inform future infrastructure projects to service this area
- Monitoring need for community meeting spaces across the planning district. Current distribution is limited to one area
- Consideration of surrounding LGA's and utilisation of services.

1. <https://profile.id.com.au/ballarat>

# Community Infrastructure Capital Projects

## Facilities that support community services and programs

Implementation of the community infrastructure planning process has identified the following major capital projects and timeframes for delivery. The City of Ballarat will seek external funding through appropriate grant streams and financial considerations will be integral in determining the timeframe of projects.

Due to the continuous nature of community infrastructure planning project timelines may change depending on ongoing assessments of community needs, review of data, consideration of other infrastructure types, monitoring population changes and trends and external funding opportunities.

Project summaries providing details about each project will be made available to the community as project progress.

*Maintenance, minor works programs and upgrades will continue and these projects are not included in the following table.*

### > Facilities that support community services and programs

Capital project	Forecast year of delivery													
	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Alfredton (Ballymanus) Community Hub*	C	C												
Ballarat Library	C													
Royal Park, Buninyong (stage 2)	D	C	C											
Sebastopol Community Hub	D	C	C											
	C	C	C											
Eastwood Community Hub	D	C	C											
Brown Hill Kindergarten			D	C										
Delacombe Library and Community Hub*				D	C	C								
Delacombe Early Years Facility*				D	C	C								
Youth Hub (new facility)					D	C	C							
Alfredton Kindergarten						D	C	C						
Buninyong Kindergarten							D	C						
Wendouree Library								D	C	C				
Winter Valley Community Hub*									D	C	C			
Rowan View Kindergarten											D	C	C	
Western Oval Community Hub												D	C	C

\*Project identified in Ballarat West Precinct Structure Plan.  
 A rolling maintenance program to ensure facilities are fit for purpose exists.  
 These projects are not included in the list above.

**D = Design**      **C = Construct**



# ➤ Monitoring and Review

Community infrastructure planning is not a set and forget process. It needs to be flexible to ensure both infrastructure and service provision are responsive to changes in population, demographics, policy and service levels and priorities over time, and capitalise on emerging trends and opportunities.

This plan will be subject to ongoing monitoring and review as follows:

- An annual report card will be prepared for Council to provide an update on works completed in that year
- Audits, community needs and desired Provision Standards will be reviewed every two years taking into account feedback from user groups as well as population, demographic and service trends to ensure community infrastructure provision continues to meet demand as needs change and to provide opportunities to make changes to capital project scheduling
- A complete review and update will be undertaken every four years in line with the new Council term to provide opportunities for the new Council to make any changes as required

## ➤ Continuous improvement

The City of Ballarat is committed to continuing to improve its knowledge, skills and operational practices based on sector-wide best practice.

Improved knowledge about the future direction of Council and non-Council services, and an understanding of sector-wide best practice and population forecasting will drive integrated community infrastructure planning and the provision of community facilities.

## Action plan

To support the implementation of the Community Infrastructure Plan we have detailed key activities, initiatives, and complementary work that Council will undertake to inform decision making and continual evolution of this plan. This work will occur over the lifecycle of the plan and may result in amendments and updates to the plan. This may be through the inclusion of additional infrastructure types, identification of

additional projects based on community need and in response to factors that are considered as part of the decision making process. Some of the actions build upon current projects and programs being undertaken by Council. Other actions signify new and innovative ways to plan, deliver and activate community infrastructure.

*The Community Infrastructure Planning Policy 2020 identified six guiding principles to provide the overall direction to decision making for community infrastructure planning. The actions are grouped under the six guiding principles. An annual progress update will be presented to Council.*

Principle	Actions
<b>1. Strategic and integrated planning</b>	1.1 Expand the community infrastructure planning process to include other types of community infrastructure; <ul style="list-style-type: none"> <li>• Art and Culture infrastructure report identified a number of feasibility studies and reports to be undertaken. Findings to inform and be included in future iterations of the Community Infrastructure Plan.</li> <li>• Sport and recreation facilities to be included in a future Recreation Infrastructure Plan that will utilise the same planning and decision making process.</li> <li>• In new growth areas findings of community infrastructure planning process to inform and support the development of needs analysis and growth area plans to ensure community infrastructure requirements are considered early in the planning stages.</li> <li>• Any additional facilities identified as community infrastructure to be fed into the community infrastructure planning process to ensure the needs of community and groups utilising these facilities are met.</li> </ul>
	1.2 Implement audit phase of community infrastructure planning process every 2 years to inform future planning, delivery, maintenance, and compliance. This information will also inform long term asset management plan for community infrastructure.
	1.3 For new plans and strategies, reviews and updates apply the community infrastructure planning process to inform decision making, identify and prioritise capital projects.
	1.4 Collect participation, usage and occupancy data which will be considered alongside any quantitative standards to inform future planning. Monitor trends of new activities.
	1.5 Review of the City of Ballarat's existing land holdings to be undertaken to identify potential community infrastructure development sites.
	1.6 Informed by the 15 year community infrastructure capital program, prepare plans and designs to support funding applications and service enhancements (i.e. business cases, concept designs)
	1.7 Sebastopol Library report to be undertaken to consider if the building size can adequately accommodate users and is appropriate for the population catchment.

Principle	Actions
<b>1. Strategic and integrated planning</b>	<p>1.8 Established hierarchy and provision standards guides community infrastructure planning and delivery. Review every two years taking into account service trends, population growth, demographic data, community feedback and other factors that have an impact on existing plans for community infrastructure.</p> <p>1.9 Maternal and Child Health rooms – further investigations to be undertaken to determine service demand for additional facilities in northern growth zone and planning areas where shortfall identified.</p> <p>1.10 Performing Arts Space – report to be undertaken to investigate the need identified in the Arts and Culture infrastructure report for a new live performance venue of less than 300 seats to support block bookings for rehearsals and semi-professional performances.</p> <p>1.11 Monitor relevant community infrastructure funding opportunities and budget announcements and identify strategic opportunities for project alignment.</p>
<b>2. People First Approach</b>	<p>2.1 Facilitate community engagement processes in the planning, design, and management of community infrastructure. Ensure target users are well represented and to capture needs of the community regarding infrastructure provision.</p> <p>2.2 Feasibility report, including costings, to be undertaken to identify suitable facilities to incorporate display spaces to enable First Nations arts and crafts, and local arts artists and craftspeople to showcase their work in common areas. A checklist to be developed to assess suitability of venues.</p> <p>2.3 Identify and consult with non-Council community facility providers to help promote and increase utilisation of non-Council provided facilities.</p> <p>2.4 Work with lessees and other community organisations to build capacity to design services and programs that respond to identified community needs and aspirations.</p> <p>2.5 Aboriginal Cultural space - Feasibility report to be undertaken to identify the need for a space to accommodate cultural experiences targeted at the local community and visitors and to foster and incubate local Aboriginal businesses as identified in the Arts and Culture report.</p>
<b>3. Access, Inclusion and Equity</b>	<p>3.1 Develop community infrastructure guidelines to ensure all new facilities meet the diverse needs and expectations of our community. Include information relating to minimum facility inclusions and standards and universal design considerations and outline the required attributes to improve community building accessibility and inclusivity.</p> <p>3.2 Equitable provision and standard of facilities will be promoted using established hierarchy and provision standards. Ongoing monitoring of meeting space to ensure suburbs within planning districts have accessible spaces to meet.</p> <p>3.3 Community infrastructure will recognise the traditional custodians of the land through signage and in other culturally appropriate ways.</p> <p>3.4 Provide a centralised point to access information regarding community facilities in City of Ballarat (e.g., Community Directory)</p> <p>3.5 Update Council's website with sufficient information about Council's community facilities. Include information relating to location, capacity, fees, amenities, equipment, and accessibility.</p> <p>3.6 Investigate online booking system for community facilities to improve convenience for community, facility managers and increase utilisation.</p>

Principle	Actions
<b>4. Sustainability</b>	<p>4.1 Building audits - Rolling building audit program for City of Ballarat facilities to inform future planning, delivery, maintenance, and compliance to continue. This information will inform the development of a long term Asset Management Plans.</p> <p>4.2 Development of City of Ballarat Environmental Sustainable Design (ESD) Policy and Framework. Purpose is to incorporate and embed ESD principles to the design, construction, refurbishment, operation and demolition of all Council buildings and infrastructure (assets).</p> <p>4.3 Advocate to State and Federal Government to provide increased funding towards the delivery of community infrastructure projects within the City of Ballarat.</p> <p>4.4 Leasing and licensing policy to be reviewed and updated.</p> <p>4.5 Review existing reporting options and where required develop robust electronic reporting system/s to capture data that measures the use of services. This reporting system will generate reports (i.e., occupancy, attendance etc) across varied time periods (i.e., weekly, monthly etc) and will be used to drive continuous improvement.</p> <p>4.6 Rationalise ageing and/or inadequate community infrastructure to help facilitate provision of new and improved community facilities:</p> <ul style="list-style-type: none"> <li>• Identify ageing, inadequate, or surplus community infrastructure.</li> <li>• Identify rationalisation options (e.g., dispose, sell, re-purpose) and</li> <li>• Confirm a process to steer community infrastructure asset rationalisation, that includes a percentage of any revenue received being reinvested back into local community infrastructure.</li> </ul> <p>4.7 A report to be developed on the ownership and management models of Band Halls to identify user group needs, optimise use of existing facilities by current and future users, ensure fit for purpose infrastructure, and inform opportunities to improve acoustic amenity.</p> <p>4.8 Scout Halls Report to be undertaken to identify future possibilities. Council, Guides and Scouts Victoria and local groups to work in partnership to determine optimal facility model to maximise participation in fit for purpose infrastructure.</p>

Principle	Actions
<b>5. Innovation and adaptability</b>	5.1 Business case to be developed for an Arts Incubator and co-working space to investigate opportunities to establish a space, (in partnership with State Government), to support collaboration and learning and local and export content development.
	5.2 Report to be undertaken to investigate opportunities for outreach service provision based on the Parent Place model at existing and planned children's and community facilities with a focus on identifying best placed locations to increase access for vulnerable communities.
	5.3 Partnerships – explore opportunities to partner with development partners (private developers, businesses, philanthropists, community organisations) to help deliver community infrastructure projects
	5.4 Further investigations to be undertaken to explore opportunities to partner with private providers to increase access to existing age-specific community infrastructure.
	5.5 Maker Space - report to be undertaken to explore opportunities to develop a creative entrepreneurs maker space to scale production and access shared equipment.
	5.6 Library outreach services - feasibility study to be undertaken to identify new outreach service delivery models with a focus on identifying best place's locations to increase vulnerable community access and travel accessibility.
	5.7 Library kiosks – feasibility study to be undertaken to consider potential locations in community hubs.
	5.8 Eureka Centre redevelopment – business case to be developed to consider this facility's role and purpose as a viable community and education hub to ensure provision of a functional physical space and service model that supports sustainable operations and strengthens local community connections.
<b>6. Multipurpose, flexible, and safe</b>	6.1 Arts and Culture spaces – report developed to identify opportunities to include cultural use and programming in planned and future community infrastructure projects, with relevant findings to be fed into Community Infrastructure Guidelines (to be developed).
	6.2 Youth spaces – further investigations to be undertaken to explore opportunities to improve existing facilities accessibility and appropriateness for youth programming and increased activation.
	6.3 Community halls report to be undertaken to determine improvements required to increase utilisation, ensure fitness for purpose and to explore new opportunities, for example as art spaces or performing arts spaces.
	6.4 Develop governance materials that can be provided to facility managers and support the operation of multipurpose, welcoming, and accessible community facilities.
	6.5 Management models to be investigated to identify the most effective models for City of Ballarat facilities to increase utilisation and user group diversity. Opportunities to develop a resourced network of community hubs to be investigated.
	6.6 Identify Council's underutilised community infrastructure and investigate options for future use.
	6.7 Explore and trial new operating and governance models in community facilities, including models of integrated service delivery.

# APPENDICES

**DRAFT**

## > Appendix 1: City of Ballarat policies, plans and strategies that informed this plan

The following legislation, Council adopted policies, strategies and plans as well as those under development have informed the Community Infrastructure Plan.

*\*\*Currently under development*

### **Integrated strategic framework**

Asset Plan 2021–2031\*\*

Council Plan 2021–2025

Community Vision 2021–2031

Health and Wellbeing Plan 2021–2031

### **Others**

Active Ballarat Strategy (2021)

Active Women and Girls Strategy (2018)

Ageing Well in Ballarat: An Age Friendly City Strategy 2022

Arts and Culture Infrastructure Report (2021)

Asset Management Policy 2020

Bakery Hill Urban Renewal Plan Parts 1&2 and Parts 3, 4 & 5 2019

Ballarat Aquatic Strategy (2014)

Ballarat Cycling Action Plan (2017)

Ballarat East Local Area Plan 2019

Ballarat Intercultural City Strategic Plan 2018 - 2021

Ballarat Open Space Strategy (2008) – to be updated soon

Ballarat West Development Contributions Plan 2017

Burrumbeet Township Plan 2018

Carbon neutrality action plan

City of Ballarat Reconciliation Action Plan 2019 - 2021

Community Infrastructure Planning Policy (2020)

Disability Access and Inclusion Plan 2019 - 2022

Lake Wendouree Master Plan (2017)

Lawn Bowls Facilities Framework 2015

Libraries of the Future Strategy - Libraries and Learning Strategy 2022-2027

Municipal Early Years Plan 2021-2025

The Cardigan Village Plan 2018

The Learmonth Plan 2016

Victoria Park Master Plan Volume 1, Volume 2 2015

Youth Strategy 2022

DRAFT



The Phoenix | 25 Armstrong Street South, Ballarat, VIC 3350  
City of Ballarat | PO Box 655, Ballarat, VIC, 3353

☎ 03 5320 5500 🌐 [ballarat.vic.gov.au](http://ballarat.vic.gov.au)

April 2022

## 8.6. ELEVATING ENVIRONMENTALLY SUSTAINABLE DESIGN PROJECT

**Division:** Development and Growth  
**Director:** Natalie Robertson  
**Author/Position:** Ed Riley – Manager Strategic Planning

### PURPOSE

1. To seek endorsement to proceed with Stage 2 of the 'Elevating Environmentally Sustainable Design' project, and
2. To seek endorsement to proceed with commencing a Planning Scheme Amendment to incorporate a new Particular Provision, into the Ballarat Planning Scheme

### BACKGROUND

3. Commencing in June last year, 31 Victorian Councils have been collaborating with the Municipal Association of Victoria (MAV) and the Council Alliance for a Sustainable Built Environment (CASBE) on a project designed to ensure Victorian communities are resilient to the effects of a changing climate. The project is known as 'Elevating Environmentally Sustainable Design', and at the May 2021 ordinary meeting Council endorsed Ballarat's involvement in Stage 1 – the evidence gathering phase of the project. This committed Council to financial and in-kind contributions.
4. The project builds on Council's existing strategic priorities and projects with respect to carbon neutrality and environmental sustainability, specifically:
  - Goal 1 of the Council Plan 2021-2025: 'An environmentally sustainable future'
  - The Carbon Neutrality and 100% Renewables Action Plan 2019-2025
  - The Ballarat Integrated Transport Action Plan, 2020
  - The Ballarat Circular Economy Framework
  - The Ballarat Zero Emissions Plan (emerging)

In addition:

- In March 2021, Council supported an aspirational target of community-wide net zero emissions by 2030, and
  - Council acknowledged the MAV's declaration of climate emergency in 2017, acknowledging that urgent action on greenhouse gas emissions is required by all levels of government.
5. With unprecedented levels of population growth forecast, it is essential that new residential and commercial development is built to the highest environmental standards. Ensuring sustainable development principles are embedded within our Planning Scheme will see new Growth Areas and infill sites provide high quality, sustainable homes and workplaces for our growing community. With a suite of city-shaping strategic planning documents underway – including the Housing Strategy, Growth Areas' Precinct Structure Plans, and the CBD urban design controls – there is a clear opportunity to implement sustainable development principles across Council's statutory planning framework and our corporate governance.

6. In Stage 1 of the Elevating ESD project, the project team commissioned and advised on the preparation of technical reports in the form of legal, planning, economic and feasibility advice. These reports are attached. More detailed financial analysis will be prepared to better understand the cost implications of elevated ESD Standards and Objectives in the Planning Scheme. This report will be presented to Council on its completion.
7. The technical reports concluded that there was an established need to introduce improved and clear sustainable design standards and objectives into the Ballarat Planning Scheme. To do so will require a Planning Scheme Amendment.
8. The key conclusion of Stage 1 was that the technical reports justify a Planning Scheme Amendment to require increased environmental standards in new buildings. Initially, the expectation was that the new planning controls would sit in a 'Local Policy' in Council's Municipal Strategic Statement. However, the planning advice received was clear that Local Policies should no longer be used to introduce planning controls. The legal advice backed up this conclusion.

## KEY MATTERS

### Proposed planning scheme amendment

9. The current drafted planning controls are in the form of a 'Particular Provision', which is an established mechanism for addressing specific issues through the permit process. Other planning controls which were considered – for example, a Design and Development Overlay – were dismissed as being too narrow in focus and thus unable to address the wide range of issues environmental sustainability and climate change raise. Further, the Particular Provision has the added benefit of being standardised across the Councils that choose to introduce it, providing clarity and certainty for developers working across Municipal boundaries. Finally, the planning advice concluded that a Particular Provision would streamline many existing planning permit controls, reducing the burden on applicants and increasing clarity for applicants.
10. The draft Particular Provision does not seek to introduce a new planning permit trigger in the Planning Scheme. As such, the requirement to meet Elevating ESD objectives will only apply to those development proposals that already require a planning permit. The Particular Provision covers the following policy considerations:
  - **Operational Energy** (energy efficiency, on-site renewable energy generation and energy supply, with the aim of achieving net zero operational carbon).
  - **Sustainable Transport** (facilitating increased active transport with the aim of reducing private vehicle trips and setting the condition to ensure a smooth transition for the future uptake of electric vehicles).
  - **Integrated Water Management** (reduction of potable water consumption through efficiency measures and use of non-potable water sources, and the improving the quality of stormwater discharging from site).
  - **Indoor Environment Quality** (improving the comfort of building occupants including internal temperatures, air quality and daylight access).
  - **Circular Economy** (improving rates of resource recovery during both construction and operation and closing the loop by encouraging the use of materials with recycled content).

- **Green Infrastructure** (increasing the amount of green infrastructure to provide a range of ecosystem service benefits and reducing the contribution of the built environment to the urban heat island effect).

### Cost to Council

11. Stage 1 cost \$100,000 overall, to which Council's contribution was \$8,000, the low cost being a result of the collaborative pooling of financial and in-kind resources across the 31 Councils. Council was also liable for a \$5,000 annual membership fee for CASBE.
12. Stage 2 of the project will see the findings and recommendations of technical reports taken forward as a Planning Scheme Amendment in the form of a Particular Provision as described above. The overall project cost of Stage 2 is estimated at \$400,000, which as per Stage 1 will be borne on a shared basis across the signatory Councils. Some 24 of the 31 'Stage 1' Councils have already expressed an interest in pursuing Stage 2, though it is not yet known how many formal decisions have been made to this end. If all 31 Councils sign up to Stage 2, City of Ballarat's financial contribution to Stage 2 will be in the region of \$20,000; for every Council that does not commit to Stage 2 City of Ballarat's contribution will increase.
13. The cost of undertaking a Council-led Planning Scheme Amendment to achieve the outcome envisaged by the Elevating ESD project would likely be close to the overall project cost of \$400,000, making it financially unfeasible for City of Ballarat to proceed unilaterally. In addition – and as demonstrated through the successful collaboration with the CASBE Councils on Stage 1 – access to shared professional expertise and experience is highly valuable in progressing pioneering strategic planning work. Proceeding unilaterally would significantly curtail Council's access to this Statewide skillset.
14. Bringing a new ESD policy into the Planning Scheme will require Council to seek ESD expertise to upskill the planning team and assist applicants and developers navigate the process. Officers estimate that a full-time resource may be required to fulfil this role, and work is already underway to bring ESD expertise into Council.

### OFFICER RECOMMENDATION

#### 15. That Council:

**15.1** Uses its powers as a planning authority under section 8A of the *Planning and Environment Act 1987* to seek authorisation from the Minister for Planning to prepare an Amendment to the Ballarat Planning Scheme to incorporate the Elevating Environmentally Sustainable Design Particular Provision [Attachment 4].

**15.2** Request that the Minister for Planning establish an Advisory Committee to advise on the Elevating ESD project in accordance with section 151 of the *Planning and Environment Act 1987*.

**15.3** Endorses the reports *Sustainability Planning Scheme Amendment Background Research – Part A: Technical ESD and Development Feasibility*, *Sustainability Planning Scheme Amendment Background Research – Part B: Planning Advice*, *Sustainability Planning Scheme Amendment Background Research: Economic Cost-Benefit Analysis* [Attachments 1, 2, and 3 respectively] as supporting documents to this Amendment.

**15.4 Authorises the Director Development and Growth to make non-substantive and minor changes to the Amendment generally in accordance with the intent of the proposed amendment, or provide guidance to any Advisory Committee established by the Minister for Planning.**

**15.5 Supports City of Ballarat entering into the *Elevating ESD Targets Planning Policy Amendment Memorandum of Understanding Stage 2 – Planning Scheme Amendment Process* [Attachment 5].**

## ATTACHMENTS

1. Governance Review [8.6.1 - 2 pages]
2. 220328 Hansen Partnership Elevating ESD Targets Planning report ( Final) [8.6.2 - 51 pages]
3. 220328 Technical ESD and Development Feasibility Report - ( Final) [8.6.3 - 81 pages]
4. 220328 Frontier Economics Elevating ESD Targets CBA Report ( Final) [8.6.4 - 81 pages]
5. FINAL DRAFT STAGE 2 MoU ELEVATING ESD TARGETS PLANNING POLICY AMENDMENT DR [8.6.5 - 20 pages]
6. 220328 Elevated ESD Particular Provision Final [8.6.6 - 14 pages]
7. 220411 Elevating ESD PSA Final Explanatory Report [8.6.7 - 15 pages]

## OFFICIAL

**ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES**

1. This report aligns with the relevant Council strategies and policies. This report has been prepared with specific reference to the Council Plan 2021-2025, the Ballarat Planning Scheme, and Ballarat Strategy 2040.

**COMMUNITY IMPACT**

2. The Ballarat Planning Scheme requires decision-making that balances competing policy considerations in favour of net community benefit and sustainable development outcomes for current and future generations. The draft Elevating Environmentally Sustainable Design Particular Provision provides a mechanism for ensuring environmental matters can be properly considered in the permit assessment process.

**CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

3. The draft Elevating Environmentally Sustainable Design Particular Provision, once inserted into the Ballarat Planning Scheme, will enhance environmental sustainability outcomes in new developments. In so doing it will assist Council in proactively address climate change issues and addressing the climate emergency.

**ECONOMIC SUSTAINABILITY IMPLICATIONS**

4. This report addresses the economic sustainability issues raised by the introduction of enhanced environmental sustainability outcomes in the built environment. Improved thermal efficiency in new developments will reduce the costs associated with heating and cooling new homes and workplaces.

**FINANCIAL IMPLICATIONS**

5. The introduction of the draft Elevating Environmentally Sustainable Design Particular Provision is not considered to have financial implications for Council.

**LEGAL AND RISK CONSIDERATIONS**

6. The Ballarat Planning Scheme and the *Planning and Environment Act 1987* were considerations of this report.

**HUMAN RIGHTS CONSIDERATIONS**

7. It is considered that the report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

**COMMUNITY CONSULTATION AND ENGAGEMENT**

8. The Planning Scheme Amendment to incorporate the draft Elevating Environmentally Sustainable Design Particular Provision into the Ballarat Planning Scheme will be subject to the statutory public consultation period ('exhibition') of no less than one

---

OFFICIAL

OFFICIAL

month. Community members and stakeholders will have the opportunity to make formal comment on the exhibited Amendment; those comments will be considered by Council and, if necessary, referred to a Panel or a Planning Advisory Committee as appropriate.

#### **GENDER EQUALITY ACT 2020**

9. There are no gender equality implications identified for the subject of this report.

#### **CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT**

10. Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

#### **PROCUREMENT COLLABORATION**

**(For Contracts Only)**

---

OFFICIAL



# SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH

## PART B: PLANNING ADVICE

for the **Municipal Association of Victoria** on behalf of **CASBE**

March 2022



urban planning | urban design | landscape architecture

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

## CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b>	Page 3
<b>2.0</b>	<b>PEER REVIEW</b>	Page 4
2.1	The Objectives and Standards	Page 6
2.1.1	Other Standards	Page 22
2.2	Associated Matters	Page 23
2.2.1	Definitions	Page 23
2.2.2	Information Requirements	Page 23
2.2.3	Permit Conditions	Page 24
2.2.4	Guideline Material	Page 25
<b>3.0</b>	<b>IMPLEMENTATION CONSIDERATIONS</b>	Page 26
3.1	Technical Information within Objectives and Standards	Page 26
3.2	Use of External or Other Documents	Page 27
3.3	Planning Practice Notes	Page 28
3.4	Sustainability Guidelines	Page 28
3.5	Permit Triggers	Page 30
3.6	Building Typologies	Page 31
3.7	Net Zero Carbon	Page 34
3.8	Implementation into Planning Schemes	Page 36
3.9	Alignment with State Government approach to sustainability standards	Page 39
3.10	Staging Implementation	Page 42
3.11	Application Requirements and Assessment details	Page 47
<b>4.0</b>	<b>SUMMARY RECOMMENDATIONS</b>	Page 49
4.1	Rationale and benefits	Page 49
4.2	Alternate Pathways	Page 50

## 1.0 INTRODUCTION

Hansen Partnership, Hip V Hype and Frontier Economics have been engaged to provide advice on a range of draft ESD standards proposed for inclusion in the planning schemes of a growing number of participating councils. These standards represent an 'elevation' of existing standards currently found in the local policies of 20 of Victoria's councils.

A total of 31 Victorian councils are involved in the 'Elevating Environmentally Sustainable Development (ESD) Targets Planning Policy Amendment' project (the project), indicating the increasing awareness of the importance of planning in delivering ESD. It also signals the importance that planning plays in the ability of local governments to act in response to their communities concerns, expressed through various declarations associated with the climate emergency.

Hansen's role has been to review the proposed standards and recommend adjustments, and to provide advice on related questions of implementation. HIP V. HYPE undertook an assessment of the technical and financial implications of the Standards (Component A), and Frontier Economics considered undertook a cost benefit analysis (Component C).

This report contains two key sections - the first documents the outcomes of a review of draft standards provided to the project group, bringing together input from not only Hansen, but also technical advice and feedback from stakeholders. The second component of this report responds to a series of questions related to how those Standards could, or should, be implemented through Victoria's planning system, before the report concludes with a series of recommendations.



## 2.0 PEER REVIEW OF STANDARDS

Hansen have undertaken a thorough review of the proposed Standards. The outcome of this review and associated discussion is contained in this section of the report.

The review process comprised a number of stages:

- Initial review and identification of matters which were not appropriate for implementation through a planning scheme. Some of these were identified as more appropriate as guidelines, some were identified as duplicating other standards, and others were not matters that are suitably addressed through a planning scheme, for example:

*All engineered wood should meet the maximum total indoor pollutant emissions limits as set out in most current GECA, Global GreenTag GreenRate, Green Star or WELL standards.*

- A workshop was then held with members of the client group who had been involved in a 'strategic working group', developing the Standards in their early phases. Through this process, the intent behind particular Standards was discussed and additional Standards resolved for removal, modification or consolidation were identified.
- Hansen then undertook a more thorough review of the Standards considering the following:
  - The likely implementation mechanism and therefore the appropriate 'framing' of the Objectives and Standards.
  - Existing content within planning schemes, and content proposed through current reforms.
  - Opportunities for simplification and clarification.
  - The ability for planners to assess the proposed Standards and the ways in which they might do so.
- Following this, the Standards were further updated on the basis of advice prepared as part of Component A of this project which examined the technical feasibility and viability of the proposed Standards. Where technical challenges were identified with respect to implementing and embedding relevant standards, corresponding adjustments were made to address this.
- The Standards were also tested with a number of stakeholder groups, such as ESD practitioners and peak industry bodies.

The updated Objectives and Standards are included on the following pages, followed by identification of Standards which are recommended to not be pursued further as part of this project.

There are a number of matters to note:

- The Objectives and Standards have been arranged thematically. However, these themes have been adjusted from those originally proposed. The rationale for these adjustments is outlined in the highlight box opposite.
- While the particular requirements of development have been retained as 'Standards', it is noted that these may require further translation once the preferred implementation mechanism has been confirmed and DELWP preferences ascertained. For example - it may be that more specific Performance Measures and Criteria are preferred, or Requirements and Guidelines. See Implementation into Planning Schemes for further details.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

**THEMES****ENERGY**

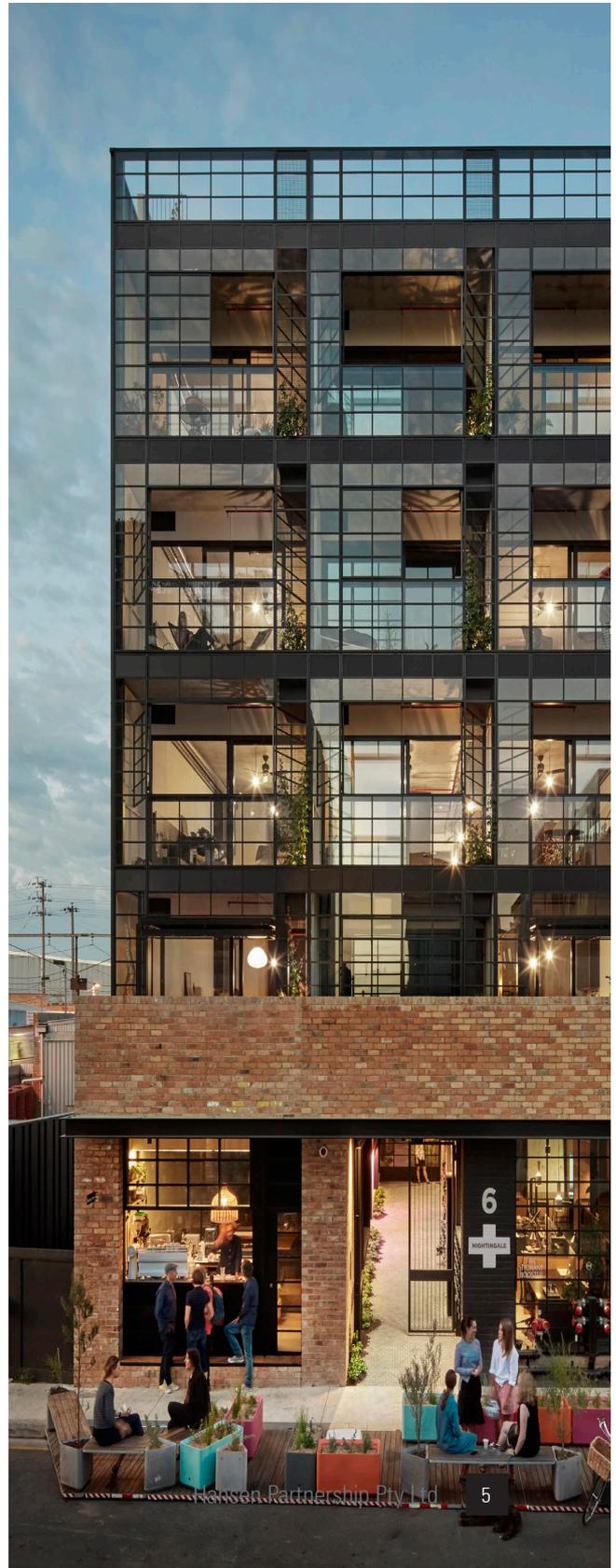
This theme has been split into Operational Energy and Embodied Carbon. This allows for the splitting of objectives related to these two matters. The introduction of a new Embodied Carbon theme allows for an increased emphasis on this and to provide a logical 'home' for Standards which are seeking to achieve objectives related to this. While most of the Standards in this theme are not quantitative or specific, it provides the opportunity for later updates as consideration of embodied carbon becomes more resolved.

**GREEN INFRASTRUCTURE**

This theme replaces Urban Ecology. While urban ecology is important, as a theme it fails to appropriately encompass the range of matters addressed under this heading and is perhaps more aligned with specific 'biodiversity' outcomes which are often situated in other parts of the scheme. Green Infrastructure allows a greater focus on health and wellbeing considerations alongside biodiversity outcomes.

**WASTE & RESOURCE RECOVERY**

While this theme was originally identified as Waste, Materials & the Circular Economy, much of the content related to materials has been moved to the Embodied Carbon theme. While the Objectives of this theme certainly relate to the development of a circular economy, it is considered that the Standards proposed under this relate primarily to waste and resource recovery rather than the broader circular economy and so a thematic heading which reflects that provides greater clarity.



## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

## 2.1 THE OBJECTIVES AND STANDARDS

The table is broken into relevant themes, and for each a series of Objectives are detailed. Below these the revised Standards are included. These have been subject to a rigorous process of review and testing with stakeholders but should be subject to a further round of review prior to any exhibition of a Planning Scheme Amendment

For each theme, the relevant Objectives which the Standard is intended to deliver is identified, along with some commentary as to how the standards would be assessed through the proposed process. It is important that all the Standards are practical in terms of how they can be assessed by any decision-maker and also that they do not impose unreasonable burdens on applicants. These should be read in conjunction with the discussion at Section 2.3 on application requirements and supporting material.

### THEME: OPERATIONAL ENERGY

#### Objectives

- .1 To ensure new development achieves net zero carbon emissions from operational energy use.
- .2 To support the inclusion of renewable energy generation and ensure a transition to renewable energy sources.
- .3 To ensure higher levels of energy efficiency and reduce pressure on energy networks.
- .4 To support effective energy load management and storage.
- .5 To support development that demonstrates innovation in the delivery of carbon positive emission outcomes.

Standards	Assessment process	Objectives
<p>S1 All development should be designed to reflect the following hierarchy in achieving net zero carbon performance from all operational energy use:</p> <ol style="list-style-type: none"> <li>1. Design buildings to be all electric;</li> <li>2. Design building orientation, envelope and openings to increase energy efficiency;</li> <li>3. Selection of energy efficient systems, equipment and appliances;</li> <li>4. Onsite generation of renewable energy;</li> <li>5. Purchase of offsite renewable energy.</li> </ol>	<p>As part proposed Sustainability Management Plan (SMP) templates (see Section 2.3) a 'checklist' could be included which, on completion, provides the planner or other decision-maker with a clear understanding of the order and steps taken by the applicant to meet the Standard.</p>	<p>1, 2, 3, 4, 5.</p>

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Standards	Assessment process	Objectives
<p>S2</p> <p>All new development should be designed to avoid consumption of natural gas or other onsite fossil fuels.</p>	<p>This can be clearly identified in the SMP and on relevant plans, including the proposed Sustainability Response Plan. The Guidelines document will provide 'helpful hints' as to ways to overcome common issues with gas. The Guidelines should also include a clear list of uses for which discretion may be warranted from this standard, and any associated parameters.</p> <p>It is noted that advocacy for corresponding changes to the VPPs to address the issue of gas providers as Determining Authority for some permit applications will also need to be pursued.</p>	1
<p>S3</p> <p>All development should be designed to reflect the following hierarchy in achieving net zero carbon emissions from all operational energy use:</p> <ol style="list-style-type: none"> <li>1. Design buildings to be all electric;</li> <li>2. Design building orientation, envelope and openings to increase energy efficiency;</li> <li>3. Selection of energy efficient systems, equipment and appliances;</li> <li>4. Onsite generation of renewable energy;</li> <li>5. Purchase of offsite renewable energy.</li> </ol>	<p>This would be assessed through review of built form as shown on plans, and also as articulated through the SMP. Appropriate design responses would vary dependant on context, but examples of common best practice could be provided through the Guidelines.</p>	3
<p>S4</p> <p>All development should be designed to minimise energy use including:</p> <ul style="list-style-type: none"> <li>• Provision of clotheslines to allow natural drying of clothes and bedlinen, that do not impact the amenity of external secluded private open space, or internal room function.</li> <li>• Provision of appropriate energy management systems (such as load management) to support use of renewable energy generated onsite and efficient energy consumption throughout the day.</li> </ul>	<p>Clothes drying areas would be marked on plans allowing for easy assessment and SMP would contain details of any proposed energy management systems as part of documentation. Guidelines again, could provide details as to common and cost effective forms of energy management for different typologies.</p>	3, 4
<p>S5</p> <p>All residential developments should achieve an average 7 Star NatHERS rating.</p>	<p>Relevant NatHERs modelling reports would be incorporated into the SMP.</p> <p>Note: it is anticipated that this Standard will be removed following delivery of Victoria's commitment to pursuing this standard through updates to the building regulations.</p>	1, 3, 4

SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Standards	Assessment process	Objectives
<p>S6 All development should maximise potential utilisation of solar energy and where appropriate, wind, through the following measures:</p> <ul style="list-style-type: none"> <li>• Ensuring electrical systems are designed to optimise the onsite consumption of generated electricity.</li> <li>• Optimising roof form, pitch and orientation for photovoltaic arrays and/or solar air or water heating.</li> <li>• Minimising shading and obstructions.</li> <li>• Designing for appropriate roof structure to accommodate and access equipment.</li> <li>• Consider spatial requirements for future renewable energy storage or other energy management systems.</li> </ul>	<p>The SMP would provide detail on measures proposed, and the Guidelines would provide certainty as to what matters might need to be specified in terms of electrical systems for different typologies.</p> <p>Plans, including the Sustainability Response Plan, could detail roof characteristics allow for assessment, and again, the Guidelines could clearly articulate appropriate responses in different contexts.</p> <p>Where relevant and if load management or storage is suggested to be part of the response, relevant notations and definition of spatial requirements on plans could be sought.</p>	<p>1, 2, 4</p>



## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Standards	Assessment process	Objectives										
<p><b>S7</b> All developments should provide the following minimum requirements for onsite renewable energy generation:</p> <table border="1" data-bbox="236 568 735 1547"> <thead> <tr> <th data-bbox="236 568 392 600">DEVELOPMENT</th> <th data-bbox="392 568 735 600">REQUIREMENT</th> </tr> </thead> <tbody> <tr> <td data-bbox="236 600 392 801">Single dwelling, Two or more dwellings on a lot (multi-dwellings other than apartments)</td> <td data-bbox="392 600 735 801">A 3kW minimum capacity solar photovoltaic (PV) system should be installed for each 1-2 bedroom dwelling and an additional 1.0kW per bedroom for each bedroom there-after.</td> </tr> <tr> <td data-bbox="236 801 392 958">Apartment development</td> <td data-bbox="392 801 735 958">Provide a solar PV system with a capacity of at least 25W per square meters of the development's site coverage, OR 1kW per dwelling.</td> </tr> <tr> <td data-bbox="236 958 392 1211">Office, Retail, Other non-residential</td> <td data-bbox="392 958 735 1211">Provide a solar PV system with a capacity of at least 25W per square meters of the development's site coverage.</td> </tr> <tr> <td data-bbox="236 1211 392 1547">Industrial &amp; Warehouse</td> <td data-bbox="392 1211 735 1547">A solar PV system that is:  Sized to meet the energy needs of the building(s) services (lighting, air-conditioning, industrial processes). When no industrial process is proposed, minimum 1.5kW per tenancy plus 1kW for every 150m<sup>2</sup> of gross floor area must be provided,  OR Where an energy intensive industrial process is likely, maximised based on the available unencumbered roof area.</td> </tr> </tbody> </table>	DEVELOPMENT	REQUIREMENT	Single dwelling, Two or more dwellings on a lot (multi-dwellings other than apartments)	A 3kW minimum capacity solar photovoltaic (PV) system should be installed for each 1-2 bedroom dwelling and an additional 1.0kW per bedroom for each bedroom there-after.	Apartment development	Provide a solar PV system with a capacity of at least 25W per square meters of the development's site coverage, OR 1kW per dwelling.	Office, Retail, Other non-residential	Provide a solar PV system with a capacity of at least 25W per square meters of the development's site coverage.	Industrial & Warehouse	A solar PV system that is:  Sized to meet the energy needs of the building(s) services (lighting, air-conditioning, industrial processes). When no industrial process is proposed, minimum 1.5kW per tenancy plus 1kW for every 150m <sup>2</sup> of gross floor area must be provided,  OR Where an energy intensive industrial process is likely, maximised based on the available unencumbered roof area.	<p>The solar PV proposed would be shown on the plans and detailed in the SMP, allowing for easy assessment against the Standard. There will clearly be some instances where there is a need for discretion in the application of this Standard, including where roofs are already overshadowed (where the application of such a requirement would be unreasonable) or where a better overall sustainability outcome is generated through a combination of measures proposed for the site which results in this Standard not being appropriate.</p> <p>In order to ensure transparency, situations where discretion would always lead to the Standard not being applied should be clearly outlined in the Guidelines or suitable wording added to the Standard. Other situations where discretion may be exercised could be identified through case study examples but should not be specifically listed within the Guidelines. Where relevant these matters could be integrated into decision guidelines.</p>	1, 2
DEVELOPMENT	REQUIREMENT											
Single dwelling, Two or more dwellings on a lot (multi-dwellings other than apartments)	A 3kW minimum capacity solar photovoltaic (PV) system should be installed for each 1-2 bedroom dwelling and an additional 1.0kW per bedroom for each bedroom there-after.											
Apartment development	Provide a solar PV system with a capacity of at least 25W per square meters of the development's site coverage, OR 1kW per dwelling.											
Office, Retail, Other non-residential	Provide a solar PV system with a capacity of at least 25W per square meters of the development's site coverage.											
Industrial & Warehouse	A solar PV system that is:  Sized to meet the energy needs of the building(s) services (lighting, air-conditioning, industrial processes). When no industrial process is proposed, minimum 1.5kW per tenancy plus 1kW for every 150m <sup>2</sup> of gross floor area must be provided,  OR Where an energy intensive industrial process is likely, maximised based on the available unencumbered roof area.											
<p><b>S8</b> All residual operational energy should be 100% renewable, purchased through government accredited off-site Green Power, power purchasing agreement or similar.</p>	<p>See Section 3.7 for more in depth discussion of how this Standard could be implemented and assessed.</p>	1										

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

**THEME: EMBODIED CARBON****Objectives**

- .1 To encourage development that considers the lifecycle impacts of resource use and supports lower carbon emissions.**

Standards	Assessment process	Objectives
<p>S9</p> <p>Development should reduce the impact of embodied carbon emissions in materials used through a combination of the following measures:</p> <ul style="list-style-type: none"> <li>Reusing all, or part, of existing buildings.</li> <li>Use of reclaimed or repurposed materials where appropriate.</li> <li>Use of new materials with a recycled content.</li> <li>Identifying opportunities to substitute high impact materials, such as concrete or steel, with materials with lower embodied carbon.</li> <li>Selecting materials from sources which have undertaken offsetting of any carbon emissions.</li> </ul>	<p>The SMP would provide detail on measures proposed by the applicant to meet this Standard. The template could be structured to identify opportunities, which the applicant could confirm if they have taken up or not. Guidelines could provide guidance as to the reductions that would be considered reasonable and the circumstances where discretion would be anticipated.</p>	1
<p>S10</p> <p>Development should demonstrate consideration of the potential for future adaptation and / or alternate uses where relevant, in the design of buildings.</p>	<p>This could be detailed in the SMP, where a template could provide a checklist of measures that have been considered in response to the Standard.</p> <p>The relevant section of the Guidelines could provide best practice case study examples.</p>	1
<p>S11</p> <p>Development should contribute to the reduction in future embodied carbon through careful material selection, including:</p> <ul style="list-style-type: none"> <li>Utilising materials that are durable, reducing need for replacement.</li> <li>Utilising materials and construction methods which facilitate future recycling of materials.</li> <li>Considering the application of 'design for disassembly' principles.</li> </ul>	<p>Materials and finishes specifications are anticipated to be provided as per standard application requirements. This would allow assessment against the first and second dot point. Similarly to the above, the SMP template could provide a checklist against matters which have been considered by the applicant in responding to the Standard.</p> <p>Guidelines again could provide locally relevant case studies and ideas that could be considered by applicants.</p>	1

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

## THEME: SUSTAINABLE TRANSPORT

## Objectives

- .1 To ensure development supports sustainable and equitable transport patterns through the provision of transport infrastructure that prioritises active transport.
- .2 To support and encourage zero emissions transport.
- .3 To support development that is designed to encourage behavioural changes to reduce transport related emissions and congestion.
- .4 To ensure that development is designed to accommodate the expected increase in use of lower emission modes of transport through the provision of infrastructure that is efficient and can adapt to meet changing needs and innovations in transport technology.

Standards	Assessment process	Objectives												
<p>S12 All development should provide the following rates of bicycle parking:</p> <table border="1"> <thead> <tr> <th>DEVELOPMENT</th> <th>REQUIREMENT</th> </tr> </thead> <tbody> <tr> <td>New residential development</td> <td>A minimum of one secure undercover bicycle space per dwelling. Where a lesser provision of bicycle parking is proposed, development should demonstrate how additional space (i.e. car parking spaces) could be repurposed for bicycle parking should demand arise.  A minimum of one visitor bicycle space per 4 dwelling.</td> </tr> <tr> <td>New retail development</td> <td>A minimum of one secure undercover employee bicycle parking space per 100 sqm net leasable area.  Visitor bicycle spaces equal to at least 5% of the peak visitors capacity.</td> </tr> <tr> <td>New development associated with a Place of Assembly</td> <td>A minimum of 2 secure staff bicycle spaces per 1500 sqm of a place of assembly.  A minimum of four visitor spaces for the first 1500 sqm and 2 additional spaces for every 1500 sqm thereafter.</td> </tr> <tr> <td>New office development</td> <td>A minimum of one secure undercover staff bicycle parking space per 100 sqm net leasable area of office.  A minimum of one visitor space per 500 sqm net leasable area of office.</td> </tr> <tr> <td>For all other non-residential uses</td> <td>Provide bicycle parking equal to at least 10% of regular occupants.</td> </tr> </tbody> </table>	DEVELOPMENT	REQUIREMENT	New residential development	A minimum of one secure undercover bicycle space per dwelling. Where a lesser provision of bicycle parking is proposed, development should demonstrate how additional space (i.e. car parking spaces) could be repurposed for bicycle parking should demand arise.  A minimum of one visitor bicycle space per 4 dwelling.	New retail development	A minimum of one secure undercover employee bicycle parking space per 100 sqm net leasable area.  Visitor bicycle spaces equal to at least 5% of the peak visitors capacity.	New development associated with a Place of Assembly	A minimum of 2 secure staff bicycle spaces per 1500 sqm of a place of assembly.  A minimum of four visitor spaces for the first 1500 sqm and 2 additional spaces for every 1500 sqm thereafter.	New office development	A minimum of one secure undercover staff bicycle parking space per 100 sqm net leasable area of office.  A minimum of one visitor space per 500 sqm net leasable area of office.	For all other non-residential uses	Provide bicycle parking equal to at least 10% of regular occupants.	<p>Bicycle parking areas and proposed numbers should be included on relevant plans. They should also be detailed with the relevant SMP (see recommendation for consolidation of current Green Travel Plan requirements with a single SMP). SMP template could contain an adjustable table with the relevant uses so applicants can just add in relevant floor areas and identify numbers of bicycle parking spaces provided, with justification for any reduction required. This template could also allow for the easy identification of the number of 'other' types of bicycle parking provided (i.e. cargo bikes, electric bikes spaces with charging etc).</p>	<p>1, 2, 4</p>
DEVELOPMENT	REQUIREMENT													
New residential development	A minimum of one secure undercover bicycle space per dwelling. Where a lesser provision of bicycle parking is proposed, development should demonstrate how additional space (i.e. car parking spaces) could be repurposed for bicycle parking should demand arise.  A minimum of one visitor bicycle space per 4 dwelling.													
New retail development	A minimum of one secure undercover employee bicycle parking space per 100 sqm net leasable area.  Visitor bicycle spaces equal to at least 5% of the peak visitors capacity.													
New development associated with a Place of Assembly	A minimum of 2 secure staff bicycle spaces per 1500 sqm of a place of assembly.  A minimum of four visitor spaces for the first 1500 sqm and 2 additional spaces for every 1500 sqm thereafter.													
New office development	A minimum of one secure undercover staff bicycle parking space per 100 sqm net leasable area of office.  A minimum of one visitor space per 500 sqm net leasable area of office.													
For all other non-residential uses	Provide bicycle parking equal to at least 10% of regular occupants.													

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Standards	Assessment process	Objectives
<p>S13 All non-residential developments should provide:</p> <ul style="list-style-type: none"> <li>• One shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter.</li> <li>• Personal lockers are to be provided with each bicycle space required if 10 or more employee bicycle spaces are provided.</li> <li>• If more than 30 bicycle spaces are required, then a change room should be provided with direct access to each shower. The change room may be a combined shower and change room.</li> </ul>	<p>As above, this could be included as a table to fill out in any SMP template, and should be marked on relevant plans.</p>	<p>1, 2, 4</p>
<p>S14 All bicycle parking facilities should be designed for convenient access, including:</p> <ul style="list-style-type: none"> <li>• Locating the majority of bicycle parking facilities for occupants at ground level, where this does not compromise other relevant objectives.</li> <li>• For bicycle parking not at ground level, providing the majority within 10 meters of vertical pedestrian access ways (i.e. lifts, stairs).</li> <li>• Providing safe access to bicycle parking facilities in basement carparks via a separate line of travel or by clearly signalling cycle priority through surface treatments and to facilities accessed via lanes by providing suitable lighting and surveillance.</li> <li>• Ensuring any lifts used to access bicycle parking areas are at least 1800mm deep.</li> <li>• Ensuring at least 20% of residential bicycle parking facilities are of a type which support equitable access through a combination of well-spaced ground level facilities to support ease of use and provision of parking spaces to accommodate a diverse range of bicycles (such as cargo bikes or three wheeled bikes).</li> </ul>	<p>Details of how the design has considered easy access could be documented in the SMP, with relevant content included on plans. The Guidelines should include examples of application types for which dot points relating to ground floor locations and separate lines of travel may not be appropriate. As with previous Standards, where decision guidelines etc are used, these matters could be addressed there.</p>	<p>1, 2, 4</p>

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Standards		Assessment process	Objectives										
<p><b>S15</b> All development should be designed to support the use of electric vehicles through the provision of:</p> <table border="1"> <thead> <tr> <th>DEVELOPMENT</th> <th>REQUIREMENT</th> </tr> </thead> <tbody> <tr> <td>Single dwellings / Two or more dwellings on a lot</td> <td>Appropriate infrastructure and cabling to support at least moderate speed, efficient EV charging (without the EV charger unit) in each garage/ carport.</td> </tr> <tr> <td>Apartment development</td> <td>Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to all car parking spaces.  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed for example, distribution boards, power use metering systems, scalable load management systems, and cable trays or conduit installation.</td> </tr> <tr> <td>Non-residential development under 5,000 sqm gross floor area</td> <td>Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to 20% of all staff car parking spaces (or a minimum of one space).  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed, for example, distribution boards, power use metering systems, scalable load management systems, and cable trays or conduit installation.</td> </tr> <tr> <td>Non-residential development over 5,000 sqm gross floor area</td> <td>Installed EV charging infrastructure complete with chargers and signage to 5% of all car parking spaces.  Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to 20% of all staff car parking spaces (or a minimum of one space).  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed for example, distribution use metering systems, scalable load management systems, and cable trays or conduit installation.</td> </tr> </tbody> </table>		DEVELOPMENT	REQUIREMENT	Single dwellings / Two or more dwellings on a lot	Appropriate infrastructure and cabling to support at least moderate speed, efficient EV charging (without the EV charger unit) in each garage/ carport.	Apartment development	Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to all car parking spaces.  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed for example, distribution boards, power use metering systems, scalable load management systems, and cable trays or conduit installation.	Non-residential development under 5,000 sqm gross floor area	Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to 20% of all staff car parking spaces (or a minimum of one space).  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed, for example, distribution boards, power use metering systems, scalable load management systems, and cable trays or conduit installation.	Non-residential development over 5,000 sqm gross floor area	Installed EV charging infrastructure complete with chargers and signage to 5% of all car parking spaces.  Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to 20% of all staff car parking spaces (or a minimum of one space).  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed for example, distribution use metering systems, scalable load management systems, and cable trays or conduit installation.	<p>SMPs will contain a section which includes details of EV provisions proposed on site. The template could be set up to allow easy assessment against the Standards. Location of relevant infrastructure should also be shown on relevant plans.</p>	2, 3, 4, 5
DEVELOPMENT	REQUIREMENT												
Single dwellings / Two or more dwellings on a lot	Appropriate infrastructure and cabling to support at least moderate speed, efficient EV charging (without the EV charger unit) in each garage/ carport.												
Apartment development	Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to all car parking spaces.  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed for example, distribution boards, power use metering systems, scalable load management systems, and cable trays or conduit installation.												
Non-residential development under 5,000 sqm gross floor area	Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to 20% of all staff car parking spaces (or a minimum of one space).  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed, for example, distribution boards, power use metering systems, scalable load management systems, and cable trays or conduit installation.												
Non-residential development over 5,000 sqm gross floor area	Installed EV charging infrastructure complete with chargers and signage to 5% of all car parking spaces.  Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to 20% of all staff car parking spaces (or a minimum of one space).  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed for example, distribution use metering systems, scalable load management systems, and cable trays or conduit installation.												

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Standards	Assessment process	Objectives
<p>S16</p> <p>All car parking facilities should be designed to support the charging of shared or visitor vehicles through:</p> <ul style="list-style-type: none"> <li>The provision of a minimum of one EV enabled shared parking space if visitor or shared parking spaces are proposed.</li> <li>Locating shared EV charging space(s) in highly visible, priority locations.</li> <li>Providing clear signage indicating that EV charging is available at the shared space(s).</li> </ul>	<p>As with above this information could be detailed in the EV section of the SMP through use of a template model, and through the inclusion of relevant spatial details on the plans.</p>	2,3,4,5
<p>S17</p> <p>All car parking facilities should be designed to support the charging of motorcycle, moped, electric bicycle or scooters through:</p> <ul style="list-style-type: none"> <li>Providing electrical capacity for appropriate charging outlets at the parking / storage area.</li> <li>Providing a general power outlet for every six vehicle parking spaces to support charging.</li> </ul>	As above.	2, 3, 4
<p>S18</p> <p>All development should be designed to support modal shift to more sustainable forms of transport through:</p> <ul style="list-style-type: none"> <li>Locating low and zero emission vehicles in a prominent, accessible locations within parking facilities.</li> <li>Designing car parking facilities to be adaptable to other uses.</li> <li>Adopting flexibility in the allocation of car parking spaces to facilitate adaptable uses or transfer of ownership.</li> </ul>	<p>SMP template could provide a section where applicant can outline steps they have taken to support modal shift which may include measures beyond those identified in the Standard. Where items included in the Standard have not been pursued by the applicant the expectation would be the rationale for this is documented in the SMP also.</p>	1, 2, 4, 5

### THEME: INTEGRATED WATER MANAGEMENT

#### Objectives

- .1 To support development that minimises total operating potable water use.
- .2 To support development that reduces the amount of stormwater runoff on site, and improves its quality of stormwater, and impacts for stormwater that leaves a development.
- .3 To ensure development considers and addresses the impact of future climate conditions in the management of water resources.
- .4 To encourage development that supports innovation in the use and reuse of water

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Standards	Assessment process	Objectives
<p>S19</p> <p>All development should be designed to reduce potable water use on site by at least 30% in interior and irrigation uses, in comparison to an equivalent standard development, with use of roof harvested rainwater supply prioritised in the delivery of reductions.</p>	<p>SMP template would include an area where the water use of the 'equivalent standard development' would be recorded (in line with definition and Guideline content). The anticipated usage based on measures which would also be outlined could then be recorded, allowing an easy assessment of the reduction in use anticipated to be achieved by the development. A breakdown of where the reductions have been achieved could also be provided.</p>	1, 4
<p>S20</p> <p>Design developments to use water resources efficiently through a range of measures, including;</p> <ul style="list-style-type: none"> <li>• Collection of rainwater from above ground catchments, and appropriate filtering for on-site use for toilet flushing as a minimum, and additional uses such as laundry, irrigation, wash down facilities, etc.</li> <li>• Capture of fire-test water for on-site reuse</li> <li>• Collection of stormwater for on-site reuse</li> <li>• Considering opportunities for onsite recycling of wastewater through the installation of approved greywater or blackwater systems</li> <li>• Reducing potable water use for irrigation by selection of drought tolerant landscaping, design for passive irrigation, and selection of efficient irrigation systems where needed</li> <li>• Connecting to a precinct scale Class A recycled water source if available and technically feasible (including a third pipe connection to all non-potable sources).</li> <li>• Providing water efficient fixtures, fittings and equipment.</li> </ul>	<p>Measures taken to achieve water efficiency will vary from site to site, but should be documented in the SMP. The SMP could include all measures identified in the Standard to ensure direct response to these key opportunities but would also allow for other measures to be identified.</p>	1, 3, 4
<p>S21</p> <p>Reduce the volume and flow of stormwater discharging from the site by appropriate on-site detention and on-site retention strategies, consistent with catchment scale IWM objectives and targets.</p>	<p>This would be demonstrated through use of tools such as STORM / MUSIC as is currently the case. The results would be included in the SMP.</p>	2
<p>S22</p> <p>Improve the quality of stormwater discharging from the site by meeting best practice urban stormwater standards.</p>	<p>This would be demonstrated through use of tools such as STORM / MUSIC as is currently the case. The results would be included in the SMP.</p>	2

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

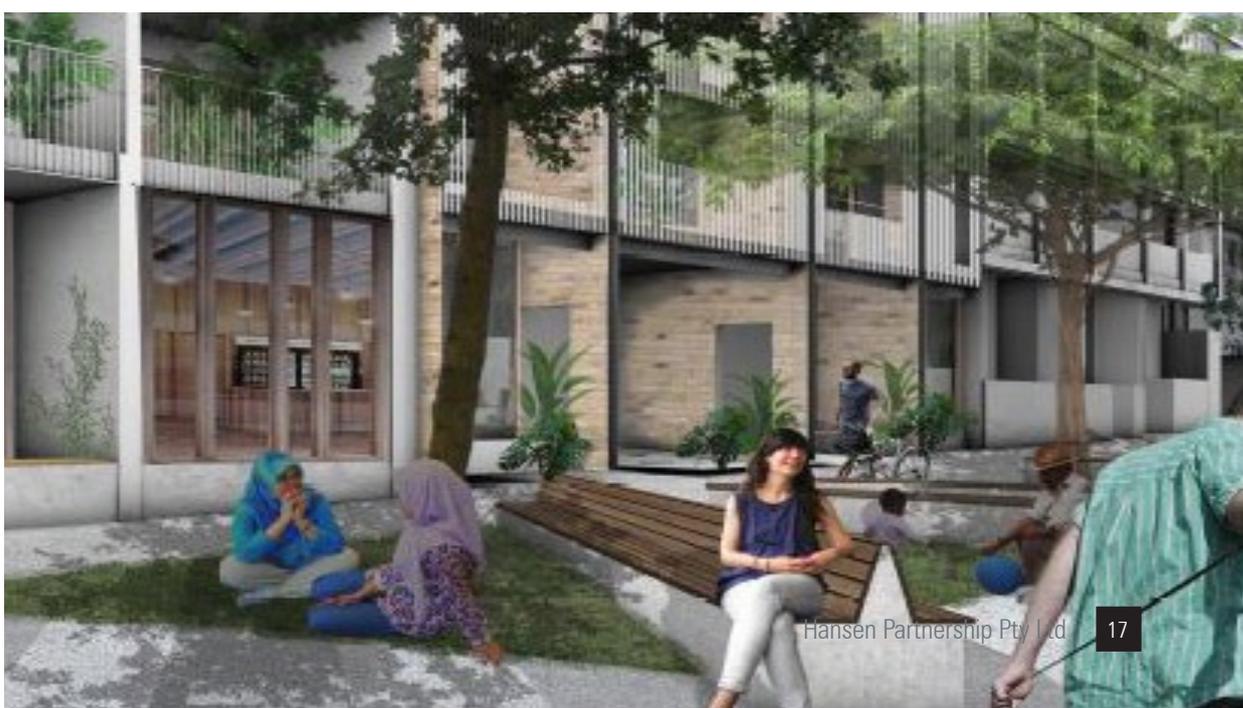
**THEME: GREEN INFRASTRUCTURE****Objectives**

- .1 To deliver development that protects existing landscape values on and adjoining the development site, including canopy, vegetation, and habitat for biodiversity.
- .2 To deliver development that increases vegetation, particularly indigenous and native vegetation, and enhances existing landscape values, connects biodiversity corridors and increases the resilience of ecosystems.
- .3 To ensure landscaping proposed as part of development will be resilient to future climate conditions and supports integrated water management and energy efficiency outcomes.
- .4 To support development that increases amenity, improves connections to surrounding natural landscapes and supports health and wellbeing.
- .5 To encourage development that provides opportunities for on-site food production.

Standards	Assessment process	Objectives
<p>S23 All new development should achieve a Green Factor score of 0.55 (0.25 for industrial and warehouse uses)</p> <p>OR</p> <p>A minimum of at least 40% of the total site coverage area (20% for Industrial or Warehouse) must comprise green cover (external landscaping) that delivers at least one of the following:</p> <ul style="list-style-type: none"> <li>• A minimum of 65% of the required green cover area as new or existing canopy planting and a minimum of 35% as understory planting. Canopy planting and understory planting can overlap.</li> <li>• Species selection and associated planting arrangement comprising native and / or indigenous species which provides habitat for native fauna.</li> <li>• Green cover which is located to provide maximum benefit in relation to the cooling of the adjoining public realm. Green walls or facades under this pathway must benefit the public realm and be on the lower levels of the building.</li> </ul>	<p>If using the Green Factor Tool (GFT), the final score report which is generated would be provided allowing the Standard to be easily assessed.</p> <p>If alternate measures are proposed to meet the Standard then this would be documented on the relevant plans, including planting schedules. Guidelines would be needed to provide additional detail as to the parameters of how the alternate pathway would be assessed (i.e. lower levels are up to three storeys etc).</p>	1, 2, 3, 5

SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

<p>S24 Green infrastructure should:</p> <ul style="list-style-type: none"> <li>• Support the creation of complex and biodiverse habitat.</li> <li>• Provide a layered approach, incorporating both understory and canopy planting.</li> <li>• Provide either native, indigenous and/or climate change resilient exotic plants that provide resources for native fauna.</li> <li>• Support the creation of vegetation links between areas of high biodiversity through planting selection and design.</li> <li>• Ensure species selection is appropriate to address expected future climate conditions.</li> </ul>	<p>As per some earlier standards, a 'checkbox' approach within the SMP template could provide an easy mechanism for assessment.</p>	<p>1, 2, 3, 5</p>
<p>S25 Siting of buildings should seek to retain existing mature canopy trees (excluding invasive species) or significant areas of other green cover which contribute to biodiversity corridors and habitat.</p>	<p>Existing trees would be shown on plans. Any removal of mature canopy trees would need to be justified as part of any application. Guidelines would make clear the parameters what appropriate responses may be in different circumstances. This could addresses approaches based on preferred densities, location of trees on lots etc. If trees are proposed for removal an arborists report would form part of application requirements.</p>	<p>1, 2, 3</p>
<p>S26 Development should ensure appropriate measures are integrated to support the establishment and ongoing maintenance of landscaping</p>	<p>Review of landscape plans and any associated material should detail proposed measures (noting crossover with IWM requirements).</p>	<p>5</p>



## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

**THEME: CLIMATE RESILIENCE****Objectives**

- .1 To improve the resilience of the built environment to climate change related hazards and natural disasters.**  
**.2 To deliver development that reduces the urban heat island effect.**

Standards	Assessment process	Objectives
<p>S27 New development should demonstrate that future climate impacts have been considered and addressed in any design response.</p>	<p>Applicants would be required to prepare a Sustainability Response Plan, similar to existing Design Response Plans, which identify the future climate impacts. Impacts would be as per State of the Climate reports. This plan would summarise impacts and then identify proposed responses which would be outlined in more detail in SMPs. Guidelines could provide further information of the impacts that would need to be considered and what potential responses could include.</p>	1, 2
<p>S28 Provide at least 75% of the development's total site area with a combination of the following elements to reduce the impact of the urban heat island effect:</p> <ul style="list-style-type: none"> <li>• Green infrastructure.</li> <li>• Roof and shading structures with cooling colours and finishes that have a solar reflectance index (SRI) of: <ul style="list-style-type: none"> <li>• For roofing with less than 15 degree pitch, a SRI of at least 80.</li> <li>• For roofing with a pitch of greater than 15 degrees, a SRI of at least 40</li> </ul> </li> <li>• Water features or pools.</li> <li>• Hardscaping materials with SRI of minimum 40.</li> </ul>	<p>The total 75% area would be documented on the Sustainability Response Plan, allowing for easy assessment as per current documentation of permeability requirements under ResCode.</p>	1,2
<p>S29 Pedestrian pathways should be designed with thermal comfort in mind. This includes incorporating landscaping (tree canopy and other vegetation), shading and covered structures.</p>	<p>Plans would allow easy assessment of whether pedestrian paths incorporate responses to urban heat.</p>	1,2

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

## THEME: INDOOR ENVIRONMENTAL QUALITY

## Objectives

- .1 To support development that achieves safe and healthy indoor environments, specifically addressing:**
- Thermal comfort
  - Thermal safety
  - Access to clean, fresh air
  - Access to daylight and sunlight
  - Harmful indoor air pollutants
- .2 To deliver development that considers the impact of future climate conditions on indoor environment quality.**

Standards	Assessment process	Objectives								
<p><b>S30</b> Buildings should be designed to be able to provide appropriate levels of thermal comfort without reliance on mechanical heating and cooling systems, as follows:</p> <table border="1"> <thead> <tr> <th>DEVELOPMENT</th> <th>REQUIREMENT</th> </tr> </thead> <tbody> <tr> <td>Single dwellings Two or more dwellings on a lot</td> <td>All habitable rooms should be cross ventilated.</td> </tr> <tr> <td>Apartment development Residential Buildings</td> <td>60% of all apartments should be effectively naturally ventilated, either via cross ventilation, single-sided ventilation or a combination  At least 40% of apartments on every floor to be cross ventilated</td> </tr> <tr> <td>Non-Residential development</td> <td>All regular use areas of non-residential spaces should be effectively naturally ventilated; or commensurate mechanical measures provided.</td> </tr> </tbody> </table>	DEVELOPMENT	REQUIREMENT	Single dwellings Two or more dwellings on a lot	All habitable rooms should be cross ventilated.	Apartment development Residential Buildings	60% of all apartments should be effectively naturally ventilated, either via cross ventilation, single-sided ventilation or a combination  At least 40% of apartments on every floor to be cross ventilated	Non-Residential development	All regular use areas of non-residential spaces should be effectively naturally ventilated; or commensurate mechanical measures provided.	Plans should document proposed flow paths allowing for assessment of ventilation. Guidelines should make definitions of cross and single side ventilation clear.	1
DEVELOPMENT	REQUIREMENT									
Single dwellings Two or more dwellings on a lot	All habitable rooms should be cross ventilated.									
Apartment development Residential Buildings	60% of all apartments should be effectively naturally ventilated, either via cross ventilation, single-sided ventilation or a combination  At least 40% of apartments on every floor to be cross ventilated									
Non-Residential development	All regular use areas of non-residential spaces should be effectively naturally ventilated; or commensurate mechanical measures provided.									
<p><b>S31</b> Buildings should achieve a daylight level across the entirety of every habitable room of 100 lux and of 50 lux across the entirety of any other regularly occupied space.</p>	Proposed lux levels should be documented in the SMP. For larger and more complex development, application requirements would include specialist reporting.	1								
<p><b>S32</b> Internal spaces in buildings should utilise natural light to minimise the use of artificial lighting during daylight hours, unless the proposed use of the room is contrary to the provision of glazing.</p>	Standard application plans such as elevations would be used to assess this Standard.	1								

SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

<p>S33 Primary living areas of at least 70% of all dwellings in a development should achieve direct sunlight for 2 hours on the 21st day of June to at least 1.5m deep into the room through glazing.</p>	<p>Extent of sunlight through glazing could be documented on plans. Guidelines could show how this should be demonstrated, and detail considerations in calculating solar access. For larger and more complex development, application requirements would include specialist reporting.</p>	<p>1</p>
<p>S34 Development should include openable external windows to circulation corridors and lift lobbies to facilitate natural ventilation for residential development below six storeys.</p>	<p>Plans notate openable windows.</p>	<p>1, 2</p>
<p>S35 Development should use materials which are low toxicity in manufacture and use, and that do not cause harm to people or ecosystems.</p>	<p>Guidelines would list materials to be avoided and cross references could occur with Materials and Finishes specification.</p>	<p>1</p>



## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

**THEME: WASTE & RESOURCE RECOVERY****Objectives**

- .1 To facilitate development that supports functional waste recovery and management.**  
**.2 To enable the continuous improvement of sustainable waste management and resource recovery**

Standards	Assessment process	Objectives
<p>S36</p> <p>Development should include:</p> <ul style="list-style-type: none"> <li>• Adequate waste and recycling infrastructure to manage the waste demand of the development in a sustainable manner and to support recycling, such as an appropriate number of bins, waste chutes, and cleaning facilities.</li> <li>• Waste and recycling infrastructure and enclosures which are: <ul style="list-style-type: none"> <li>• Adequately ventilated.</li> <li>• Integrated into the design of the development.</li> <li>• Located and designed for convenient access by occupants and made easily accessible to people with limited mobility</li> <li>• Signposted to support recycling and reuse.</li> </ul> </li> <li>• Adequate facilities or arrangements for bin washing.</li> </ul>	<p>A Waste Management Plan would be required as part of application requirements for applications other than single dwellings, and a template will assist easy assessment against aspects of the Standards.</p>	1
<p>S37</p> <p>Development should be designed to facilitate:</p> <ul style="list-style-type: none"> <li>• Collection, separation and storage, and where appropriate, opportunities for on-site management of food waste through composting or other waste recovery as appropriate.</li> <li>• Collection, storage, and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.</li> <li>• Collection and storage of glass recycling</li> <li>• Collection and storage of containers under any Container Deposit Scheme as appropriate for the proposed use and scale.</li> <li>• The provision of adequate circulation space on site to allow waste and recycling collection vehicles to enter and leave the site without reversing.</li> <li>• Waste and recycling separation, storage and collection designed and managed in accordance with an approved Waste Management Plan, if required by the responsible authority.</li> <li>• For apartment development, the provision of space for communal storage of additional waste streams including E waste, hard waste and textiles.</li> </ul>	<p>A Waste Management Plan would be required as part of application requirements for applications other than single dwellings, and a template will assist easy assessment against aspects of the Standards.</p>	1
<p>S38</p> <p>An application should demonstrate through the provision of a Construction / Demolition Waste Management Plan, if required by the Responsible Authority, that all practical and feasible practices and activities to minimise waste and increase resource recovery will be implemented.</p>	<p>The required CMP, and associated template would support assessment.</p>	1

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

**2.1.1 OTHER STANDARDS**

It is noted that a number of other Standards were initially proposed as part of this amendment. Some of these initial Standards will inform updates to BESS (CASBE's sustainability rating tool) or relevant Guidelines, while others may form part of a future planning scheme amendment when further work has been undertaken.

The Standards which were not pursued at this point in time related to:

**ENERGY**

- Improvements on NCC for commercial energy efficiency.
- Glazing specifications.
- Airtightness requirements.
- Penetration points in insulation.
- Appliance and system efficiency requirements.
- Electric heat pump minimum standards.
- Illumination power density of internal lighting.
- Provision of electric cooktops.
- Basement car park ventilation.
- Installation and specification of HVAC systems.
- Specific controls for energy management.
- Preparation of an EV management plan.
- Discretionary fast charging points.
- Reduction in vehicle crossover lengths.
- Efficient fixtures, appliances and fittings.

**INTEGRATED WATER MANAGEMENT**

- Increased permeability requirement.
- Reduction in flood impact on site and in associated context.
- Modelling of flood impacts.
- Ensuring environmental safety and human health in reuse of water.

**GREEN INFRASTRUCTURE**

- Retention of soil profiles.
- Provision of composting and soil conditioning.
- Provision of uncontaminated top soil.
- Landscape measures compliance reporting.

- Shared urban ecology space (including food production) requirements.
- Water supply and taps to balconies.

**CLIMATE RESILIENCE**

- Strengthening local community resilience.
- Blackout refuge requirements.

**INDOOR ENVIRONMENTAL QUALITY**

- Internal room temperature minimum and maximums for habitable rooms.
- Workplace heating requirements.
- Provision of double glazing.
- Heating and cooling load densities of habitable rooms.
- Higher provision of daylight levels to specified proportion of habitable rooms.
- Winter sun access to primary private open space.
- Provision of layered views from habitable rooms.
- Distance between fixed points of occupation (i.e desks) and glazing.
- Pollutant emissions of engineered wood, carpet, paint and sealants and other materials.
- Olfactory comfort in non-residential development.
- Land use directives for development within proximity of main roads truck routes and diesel train corridors and other sources of pollution.
- Specific technical requirements for development within proximity of main roads truck routes and diesel train corridors.

**WASTE & RESOURCE RECOVERY**

- Onsite reuse of materials.
- Private waste contractor resource diversion.
- Onsite versus street collection of waste and street space allocation.
- Internal waste storage space (dwellings).
- Provision of charity donation bins.
- Waste capacity for peak demand times.
- Odour impacts of waste collection vehicles.

## 2.2 ASSOCIATED MATTERS

### 2.2.1 DEFINITIONS

While planning should always be drafted in plain English, in the case of ESD, this can often mean including reference to specific elements, for example “green infrastructure” or “Solar Reflectance Index (SRI)”. It is important that there is a consistent understanding of these terms.

There are two options for including definitions. They could be included within the provision itself (which is standard practice) or they could be included in a Glossary which is an Incorporated Document within the schemes. If further consideration or legal advice suggests only a small number of terms would require statutory weight then the definitions could be included within the provision. If however, there are a large number of terms requiring definition with statutory weight, then the Incorporated Document is the preferred approach as it is considered that most of the terms are unlikely to require an ‘explanation’ for most users of the scheme. Specific definitions are relevant only when a Councils definition of them (for example) as included in the proposed Policy Document) is challenged in a legal setting. In that scenario, the statutory weight accorded to a definition included as an Incorporated Document becomes important. If agreed State definitions are introduced through Clause 73 then these definitions may not be required.

Terminology included within the proposed Standards which may benefit from definition include:

- Net zero carbon performance
- Operational energy use
- Residual carbon emissions
- Embodied carbon
- Green infrastructure
- Green cover
- Solar Reflectance Index (SRI)
- Net Leasable Area (NLA)
- Available unencumbered roof area
- Peak visitor capacity
- Regular occupants
- Total site area
- EV ready
- Mature canopy trees
- Regularly occupied spaces

### 2.2.2 INFORMATION REQUIREMENTS

The review also identified other considerations and associated requirements which may be needed to support planners, and other relevant officers or decision-makers, in assessing the various Standards.

Generally speaking, it is considered that the *content* required to undertake an assessment against these Standards is likely to be similar across all scale and types of development. What is likely to differ is the *scope and level of detail of information* provided under relevant themes.

New format Local Policy does not allow for the identification of application requirements. Consistent with the *Planning and Building Approvals Process Review* undertaken in 2019 by Better Regulation Victoria, application requirements should be identified by councils external to planning schemes.

While this approach is supported, it is also important to ensure that it is clear to applicants what information is required to allow decision-makers to assess their proposal against relevant Standards. This need is reflected in proposed changes to ResCode (*Improving the operation of ResCode, 2021*) which retains the Information Requirements against the various Standards contained within those Clauses. If such a model is adopted then relevant requirements should be integrated into the provision.

While relevant documents such as Sustainability Management Plans (SMPs) are sometimes provided only as Permit Conditions, it is considered that in delivering these Standards, councils will need additional information to be able to efficiently assess the Standards. Upfront provision of such documents also signals the importance of integrating their content with the overarching design of any development, rather than ESD measures being an ‘add-on’.

There are significant opportunities to streamline the required information pertaining to other parts of the scheme (for instance Water Sensitive Urban Design / Integrated Water Management requirements) into a single document, reducing complexity and avoiding contradictions. Well-considered structuring of a shared templates for participating councils will also significantly improve consistency and transparency for applicants in required ESD information.

Developing templates will not only support council staff in ensuring that the ‘right’ information is provided upfront, reducing the need for Requests for Further Information, but will also assist applicants (particularly those who may not be frequent users of the planning system) in understanding what material needs to be provided and what council will be considering during any assessment phase.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

**Sustainability Management Plan**

As noted earlier, this is a key document and should be seen as an 'automatic' requirement similar to the requirement for an Urban Context Report for apartment development. A refresh of these key documents as part of this process is suggested. This would allow the development of a consistent template, and also make clear the level of expectation in terms of content for differing scales of development. A Practice Note on the preparation of an SMP would also be of benefit.

**Sustainability Response Plan**

In addition to the more detailed SMP, it is suggested that all development should include within their set of plans a 'Sustainability Response Plan', modelled on the current Design Response required under ResCode - with a focus on responding to existing and future environmental conditions rather than neighbourhood character. This would not be a replacement for the more detailed SMP or the inclusion of relevant elements on other plans, but a way of bringing upfront acknowledgement of the climatic and other environmental conditions to which the design of any building should be responding to. It would provide a summary of key elements of the design response relevant to sustainability on a single plan.

In addition, a number of other reports are likely to be required to allow assessment. These are discussed briefly below:

- A **Waste Management Plan** (WMP) which deals with how operational waste will be managed on the site should be required for all development, other than single dwellings or two dwellings on a lot. As part of reducing complexity and ensuring the burden on applicants is not unreasonable, templates for smaller scale development should be considered to allow applicants to provide this information without the need to employ specialist waste experts. This 'template' could also be used to convey 'best practice' to applicants and educate them in effective ways of managing their waste. For larger scale developments more typical WMPs would still be required, with relevant updates and endorsement to follow as part of any issue of permit, as per current practice.

- In addition to operational waste, construction (and in relevant cases where a permit is triggered, demolition) waste is also a key source of landfill. While some targets proposed have sought specific landfill diversion targets etc, the diversity of areas covered by the councils affiliated with these Standards means a flexible approach is more appropriate. Permit Conditions now often require **Construction Management Plans** for larger scale development and similar application requirements are embedded in other parts of the scheme (i.e. requirement that the application describes how the site will be managed prior to and during construction periods at Clause 53.18) - such requirements could be integrated with this requirement, and this integration communicated through Application Requirement guidelines. Similar to the approach proposed to WMPs it is suggested that a template for the management of construction waste, including tips for best practice could also be adopted.
- Although again, increasingly standard practice, it will be important that a **Landscape Plan**, and associated maintenance plan for larger scale development is also submitted with any applications. See discussion on Guideline Material for more detail.

Finally, it should be made clear through any Application Requirement guidelines that all relevant ESD content should be shown spatially on plans where relevant to ensure they are carried through all stages of the construction process. As part of a 'support package' for implementation of any amendment, Application Requirement guidelines could be prepared which could be used by all councils who apply the seek to integrate the Elevated ESD Standards in their schemes.

**2.2.3 PERMIT CONDITIONS**

As outlined in Section 3.7 of this report, Permit Conditions will be critical in ensuring objectives for net zero operational energy. The proposed requirement for Sustainability Certificates at Construction and Operational stages would need to be included as Permit Conditions.

There are also a number of other matters which would need to be addressed as Permit Conditions to effectively implement the proposed Standards. While many of these are already applied by some councils, again, a consistent approach across all councils applying the Elevated ESD Standards would be highly beneficial.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Other matters to be addressed by Permit Conditions would include:

- Endorsement of the SMP (including EV management and also IWM) prior to construction commencing.
- Endorsement of the Construction / Demolition management plan (if required) prior to construction commencing.
- Endorsement of the WMP prior to construction commencing.
- Endorsement of Landscape Plan/s and associated Maintenance Plan (if required) prior to construction commencing.
- Endorsement of any Green Travel Plan, if relevant and not integrated into the SMP.

#### 2.2.4 GUIDELINE MATERIAL

As noted in the Peer Review of the Standards, a number of the initial standards and some of the more 'technical' details are suggested for inclusion in a document which sits outside planning schemes.

A **Guidelines for Sustainable Building Design** document is recommended which could be used consistently by all councils who apply the Elevated ESD Standards, and could be included as a Background Document in relevant schemes. This could provide more explicit technical information, appropriate alternatives for responding to performance criteria, and real life case studies. Its inclusion as a Background Document may provide the flexibility for it to be included (similar to the Best Practice Environmental Management Guidelines) in a manner which allows it to be updated over time as technology changes (i.e "or as updated"), ensuring the technical recommendations are consistent with any contemporary best practice.

These Guidelines could provide not only clear direction as to options for delivering the Standards, but could also clearly articulate expectations at different scales of development. This confusion about expectations from different councils is a key issue for applicants, as a lack of understanding of what may be expected in the 'ESD' space can act as a significant barrier. Guidelines can assist with breaking down this barrier. Importantly, the Guidelines should be structured and drafted to directly relate to the content within the schemes which would be assessed through any approval process.

Areas relevant to the proposed Standards which could benefit from coverage in any guidelines include:

- SMP content, outlining expectations of a SMP and the level of detail required for different development. This could then link directly to different thematic headings where common issues, helpful tips and best practice case studies are documented.
- Landscape plans & maintenance plans, in particular requirements at different scales and references to other key resources (such as the City of Melbourne Green our City resources).
- Best practice case studies of construction waste management.
- Guidelines for designing for adaptation or 'design for disassembly' for different typologies.
- How to maximise available roof space for solar and options for managing competing space requirements.
- Expectations around EV infrastructure, including addressing tricky issues like how EV infrastructure might be integrated with car stackers.
- Guidelines for ventilation, across all typologies and tips for addressing common issues.

### 3.0 IMPLEMENTATION CONSIDERATIONS

This part of the report addresses a number of specific questions posed in the project brief. They include the following:

*Advise on what proportion of technical information can be contained within the draft objectives and standards, and what proportion would be better located elsewhere..*

*Advise on how other external references such as incorporated documents, background documents and reference tools could be utilised to deliver the best format and structure.*

*Review proposed staged triggers for the planning scheme amendment. Consider the value of this as a tool for implementing the more ambitious and challenging aspects of the proposed objectives and standards.*

*Consider whether these staged triggers could be exhibited and published as part of one planning scheme amendment, rather than a series of amendments.*

*To assist the analysis, consider the proposed planning mechanisms in context of the eight development typologies included below to ensure an adequate cross section of development typologies across Victoria are represented to demonstrate net community benefit of sustainable resilient built environments.*

*Advise on suitable application documentation, such as Sustainability Management Plan (SMP) being suitable for initial development application and assessment.*

*Advise on suitable operational evidence and reporting options, by referring to previously completed legal advice from Maddocks and consider how best to administer new provisions notably the operational aspects of the zero-carbon performance standard including ongoing operational purchasing of renewable energy, by considering the following;*

- i. Use of SMP and planning permit conditions to set ESD performance standards, including new zero carbon standards.*
- ii. Use of s173 agreements, Owners' Corporation Rules, Tenancy agreements or other devices to require renewable energy purchasing for the life of the building.*
- iii. Use of Implementation Reports, similar to Operational Waste Management Plans,*
- iv. Other alternative reporting, submission or assessment mechanisms as necessary.*

### 3.1 TECHNICAL INFORMATION WITHIN OBJECTIVES AND STANDARDS

A question posed in the brief was to:

*Advise on what proportion of technical information can be contained within the draft objectives and standards, and what proportion would be better located elsewhere.*

The initial draft of the elevated standards circulated with the brief contained considerable detailed technical information and reference to technical requirements and standards. Examples include:

- *Buildings must be designed, constructed and tested to achieve a maximum air permeability of 5 m3/hr.m2 when tested at 50 Pa.*
- *Electric heat pump hot water must have a COP of at least 3.0 at winter design conditions or within 85% of most efficient system available.*
- *Infrastructure and cabling (without the EV charger unit) is to be provided for each garage, to support a minimum Level 2 (Mode 3) 7kW 32Amp EV car charging.*

It also included reference to some sustainability assessment tools such as the Green Factor Tool and NatHERS.

Planning is the first stage of the approvals process for the construction buildings. Initially the planning process dealt with basic issues concerning the use and the development of land (i.e. the construction of buildings and works). In relation to buildings, it focussed on the basics of siting, form and design, and the impacts of buildings on their surrounds.

The building system deals with more detailed technical information that sets minimum requirements for safety, health, amenity and energy efficiency in the design and construction of new buildings.

Over time, increasingly more detailed and technical information has been incorporated into planning schemes. This is largely because the building process focusses on minimum standards whereas the planning process provides the opportunity to implement higher than minimum standards. This is particularly relevant in relation to sustainability standards.

The outcome is that additional technical expertise and specialised tools are required to assess planning permit applications. Sustainability engineers and other more specialised areas of expertise, and documents that relate specifically to sustainability, such as Sustainable Design Assessments and Sustainability Management Plans, are now required as part of the planning permit application and assessment process.

The proposed elevated ESD Standards contain considerable additional technical information in relation to requirements to be met for sustainable buildings. In deciding on the type of technical information appropriate to include in planning policies and controls, the following principles should be applied:

- The information must assist in realising a planning objective.
- The information must assist in determining whether a development meets stated objectives or requirements contained in a planning control.
- The information must be from a verified and legitimate source that is recognised by the planning system.
- The information must be understood and be capable of being measured, applied and assessed by professionals that are commonly involved in assessing planning permit applications, both within local government and the development industry.
- Should not replicate standards included in other legislation.

It is considered appropriate for technical information that complies with the above principles to be included in objectives and standards in any provisions proposed to be included in planning schemes.

Principles for including technical details in the VPPs

- Must assist in realising a planning objective.
- Must assist in determining if a development meets stated objectives or requirements.
- Must be from a verified and legitimate source.
- Must be understood and be capable of being measured, applied and assessed by professionals involved in assessing planning permit applications.
- Should not replicate standards included in other legislation.

## 3.2 USE OF EXTERNAL AND OTHER DOCUMENTS

The project brief seeks advice on:

*... how other external references such as incorporated documents, background documents and reference tools could be used to deliver the best format and structure.*

### 3.2.1 DOCUMENTS REFERRED TO IN THE VPPS

*Planning Practice Note 13 Incorporated and Background Documents* explains the role of external documents in planning schemes. Two options exist in relation to referencing external documents in schemes:

- Incorporated documents.
- Background documents.

#### **Incorporated documents**

Incorporated documents are documents that are essential to the function of planning schemes. Incorporated documents form part of planning schemes. They carry the same weight as other parts of the scheme. An incorporated document can only be changed by a planning scheme amendment. It can include planning controls and requirements and can trigger the need for a planning permit.

An incorporated document must be listed in Clause 72.04 of the VPPs, which provides a list of all documents that are incorporated into a scheme.

There is a strong preference as part of the planning reform process underway in Victoria, to simplify and streamline planning provisions. The aim is for all planning requirements to be included within planning schemes rather than in incorporated documents, wherever possible.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

It is not considered necessary to include an incorporated document into the VPPs to implement the proposed Standards as part of this project. All relevant provisions related to elevated ESD Standards for sustainable buildings can be included in appropriate controls within the framework provided by the VPPs, such as particular provisions. See also discussion on Definitions (at Section 2.2.1) which identifies one potential use of an Incorporated document that may be considered.

### Background documents

Background documents are documents that are referred to in planning schemes but which are not actually part of schemes.

They are documents that may provide useful background advice to applicants or that assist in understanding planning scheme requirements, why particular requirements are included in the planning scheme, substantiate issues or provide background to specific decision guidelines in local planning policies or schedules. The substantive planning elements of background documents are generally included within the planning scheme itself.

Background documents must be listed in Clause 72.08 of the VPPs. As set out in that clause a background document is one that may:

- Have informed the preparation of, or an amendment to, the planning scheme;
- Provide information to explain the context within which a provision has been framed; or
- Assist the understanding of the planning scheme.

The key documents and key tools that are referred to in any proposed planning provision included in the VPPs as part of this project, will need to be listed as background documents. An example of this might be the proposed *Guidelines for Sustainable Building Design*.

### 3.2.2 SUSTAINABILITY TOOLS

The proposed elevated ESD Standards include reference to external tools and other published standards such as:

- NatHERS – The National House Energy Rating Scheme, which measures the energy efficiency of dwellings.
- The Green Factor Tool, developed by the City of Melbourne (currently in a voluntary pilot phase) to deliver green infrastructure in line with international best practice.

It is commonplace for planning schemes to refer to external tools to be used in the assessment of planning permit applications. Tools that are presently commonly referred to in planning schemes include:

- NatHERS.
- Green Star.
- The Built Environment Sustainability Scorecard (BESS) tool.
- STORM and MUSIC – Calculators used to model stormwater treatments for small subdivisions (STORM) and more complex projects (MUSIC).

Application of external sustainability tools in planning schemes has been considered and supported by Planning Panels Victoria in a number of key panel hearings in relation to planning scheme amendments:

- Environmentally Efficient Design Local Policies, Planning Panels Victoria 2014
- Fishermans Bend Planning Review, Planning Panels Victoria, 2018

In both cases the committees / panels supported reference to various sustainability tools within planning policies in planning schemes. The amendments have since been approved.

Various approaches have been used to reference tools in existing planning schemes:

- Some tools are listed as reference documents (i.e. Melbourne Planning Scheme, Clause 22.19-7, Port Phillip Planning Scheme Clause 22.13-6, Manningham Planning Scheme, Clause 22.21-6).
- In some cases they are 'defined' in local policies (i.e. Melbourne Clause 22.19.8).
- In others that are included as policy guidelines (i.e. Moreland).

None of the documents mentioned above are presently listed as background documents in Clause 74.08 of those planning schemes. This is probably because the schemes were amended prior to the VPPs being reformatted as a consequence of Amendment VC148.

It will be necessary to list any sustainability tool directly referred to in any proposed planning provisions within the actual provision and also in Clause 74.08 of the VPPs.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

In the case of the Green Factor Tool, it is noted that current testing is underway to ensure it broader applicability beyond an inner city context. It will also be important to provide a level of transparency in the content of any tool referenced in the planning scheme. This may be addressed through a current review of governance arrangements, but alternatively the relevant Standard could include a 'date' thereby ensuring that any change to the tool from that identified time would require a planning scheme amendment to carry statutory weight. This would ensure relevant 'checks and balances' are in place.

#### Principles for including references to external tools in the VPPs

- It will be necessary to list any sustainability tools referred to in the planning provisions as a background document
- Any tool would need to be transparent in relation to the content against which any application would be assessed.

While considering the use of external tools it is pertinent to also note some further work which could be undertaken in this area. While current practice to refer to a variety of tools that can be used to support assessments has many benefits, there is the potential for a more streamlined approach to the use of external tools which would be beneficial.

Given the role that CASBE plays in leading both this amendment project and in the governance of the BESS tool, the benefits of more widespread use of that tool is noted. While this is happening to a degree naturally due to the ease of use and the alignment of the tools with requirements of existing Local ESD policies, it should be encouraged. If possible, further liaison should occur with the State government around issues of governance and responsibilities for maintenance. These discussions around governance of external tools will also likely be important in generating support at State level for tools such as the Green factor Tool.

There may also be benefit in some clearer articulation of the different tools currently referenced in planning schemes and their role through a Planning Practice Note. This could provide clarity for planners, many of whom may benefit from a greater understanding of, for example, what NatHERS does, as opposed to more holistic tools such as BESS or Green Star. Such a note may also allow for the identification of preferred tools, while leaving open the opportunity to utilise other tools where appropriate.

### 3.3 PLANNING PRACTICE NOTES

Planning Practice Notes give advice about how to prepare, apply and use planning provisions contained in planning schemes.

A wide range of planning practice notes that have been prepared by DELWP for a wide range of issues. They generally relate to statewide issues.

No planning practice note has been prepared to date that explains the sustainability initiatives that presently exist in planning schemes and how such matters are to be taken into account in the assessment of planning permit applications.

Benefit would exist in the Department preparing a planning practice note in relation to sustainable buildings. The practice note could:

- Explain the policy context and justification for sustainability requirements for buildings.
- Explain the relationship between the proposed statewide building sustainability requirements and the elevated sustainability standards proposed to be included in planning schemes as a consequence of this project.

### 3.4 SUSTAINABILITY GUIDELINES

The initial list of elevated ESD Standards generated by the client, upon which this project is based, was extensive. It included many initiatives that were not appropriate to be included in a planning provision as Objectives or Standards but which were good design ideas to improve the sustainability of buildings.

Merit exists preparing a separate detailed document called *Guidelines for Sustainable Building Design*. That document could be listed as a background document in the VPPs and / or referenced in the proposed particular provisions recommended to be included into the VPPs as part of this project.

The guidelines would provide additional sustainability advice and guidance beyond that contained in the particular provision itself. It could operate in a similar fashion to the *Urban Design Guidelines for Victoria* which were prepared by DELWP and which are a reference document in all planning schemes through the state.

### 3.5 PERMIT TRIGGERS

Generally the VPPs provide the opportunity to impose requirements on development that needs a planning permit. The VPPs do not generally provide the opportunity for standards to be imposed on development that does not require a planning permit. Exceptions to this do exist. It is not recommended that an exception be pursued for the purpose of implementing sustainable building standards. The preferred approach to apply sustainability standards to developments that do not require a planning permit would be:

- Via the National Construction Code.
- Via public education and a voluntary approach. The design guidelines referred to in the previous section could be made available to the general community, builders and designers.

Planning permits are required for most buildings and works undertaken in most zones. Noticeable exceptions include:

- Single dwellings on standard size lots (i.e. 300 to 500 sqm or more).
- Public buildings in public use zones such as universities, hospitals, local government building etc, on land that is zoned for public purposes.

#### 3.5.1 ZONES AND OVERLAY TRIGGERS

The requirement for a planning permit for buildings and works arises from the VPPs provisions from either:

- Zone controls.
- Overlay controls.
- A particular provision.

In situations where a planning permit is not required for buildings and works by zone controls, an overlay may trigger the need for a permit. When an application under an overlay is being assessed, it is only assessed against the purpose for which the overlay has been introduced. For example:

- A single dwelling in a residential zone does not require a planning permit.
- However a planning permit is required because the land is covered by a heritage overlay.
- The only matters that can be taken into account in assessing the application, are heritage matters.
- The fact that a heritage overlay triggers the need for a planning permit, would not enable sustainability requirements contained in a particular provision to be imposed.

#### 3.5.2 VICSMART

VicSmart is a fast track process for assessing planning permit applications that are triggered by other requirements of the VPPs – either zone or overlay requirements. VicSmart provisions do not trigger the need for planning permits in their own right.

One of the features of the VicSmart process is that the matters to be taken into account when assessing a planning permit application, are limited to only those specified for that type of application (i.e. decision guidelines). Sustainability requirements contained in a particular provision, could only be taken into consideration in assessing a VicSmart application, if they were specified as a VicSmart decision guideline for that class of application in the scheme (either as a standard requirement or as a local requirement).

Most development that has been identified for assessment via the VicSmart process, is smaller types of development or extensions. In most cases, it would not be necessary to specify that sustainability considerations need to be taken into account for VicSmart applications.

Under VicSmart a council officer cannot ask for more information than the planning scheme requires. A council can only consider a local planning policy where it is included in the decision guidelines for a VicSmart class of application and included in the planning scheme.

Under the VicSmart process there is an application requirement for buildings and works pathway for a written statement describing whether the proposed buildings and works meet *“Any development requirement specified in the zone or the schedule to the zone”*. There are requirements to meet certain clauses of ResCode but energy efficiency, for example, is not one of these.

A DDO would also trigger assessment under VicSmart (and therefore not allow for consideration of local policy) in any commercial zone or a Special Use, Comprehensive Development, Capital City, Docklands, Priority Development or Activity Centre Zone up to \$500k or in an industrial zone up to \$1million

For land in a Design and Development Overlay, a written description of the proposal including *“how the proposal responds to the design objectives specified in a schedule to the overlay”* and *“how the proposal meets the requirements specified in a schedule to the overlay”*.

There is no explicit reference under VicSmart requirements that reference the need to comply with any particular provisions.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

### 3.6 BUILDING TYPOLOGIES

The brief sought advice in relation to the types and scale of development that might be used as a basis for staging:

*To assist the analysis, please consider the proposed planning mechanisms in context of the eight development typologies included below to ensure an adequate cross section of development typologies across Victoria are represented to demonstrate net community benefit of sustainable resilient built environments.*

The suggested typologies and scales referenced in the brief included the following:

#### Typology

i. Large residential mixed use development > 50 apartments and small retail

ii. Large non-residential > 2000sqm GFA office development

iii. Large industrial > 2000sqm

iv. Small multi-dwelling residential < 3 dwellings

v. Small multi-dwelling residential > 5 dwellings but less than < 10 dwellings

vi. Small residential apartment building < 10 dwellings but > 20 dwellings

vii. Small non-residential office and retail > 2000sqm

viii. Single dwelling and/or residential extensions

Another suggestion was included as part of the documentation of initial draft Standards, also attached to the brief. These differed slightly and were as follows:

#### Typology

Residential: 100 or more dwellings

Non-residential: > 5000sqm new floor space

Residential: 50 or more dwellings

Non-residential: > 3000sqm new floor space

Residential: 20 or more dwellings

Non-residential: > 2000sqm new floor space

Residential: 2 or more dwellings

Non-residential: > 200sqm new floor space

Building typologies shown in the first table above, categorise buildings by three land use types:

- Residential
- Non-residential
- Industrial

For non-residential and industrial development only one category was suggested, for larger developments of more than 2,000 sqm. No category was suggested for smaller developments of less than 2,000 sqm. It is noted that existing local policies for sustainable buildings in planning schemes, commonly apply to non-residential buildings of less than 2,000 sqm, often down to 50 sqm in area (i.e. Moreland, Port Phillip etc.) Local policies in the Melbourne Planning Scheme relate to offices of all sizes, although lesser standards apply to smaller offices.

There is a need for a consistent approach to classifying building typologies. Typologies used for sustainability standards should closely align with land use definitions and building types used throughout the VPPs. The VPPs define land uses and group (or nest) similar uses together in nesting diagrams contained in Clause 73.43 of the VPPs. This grouping of land uses is an effective way to categorising different groups of land uses to which the elevated ESD Standards can be applied. The recommended approach is outlined in the following table. The table:

- Lists all of the land use 'nesting groups' identified in Clause 73.04 of the VPPs.
- Identifies those groups appropriate to be subject to sustainable building guidelines.
- Identifies categories of uses with each group, where appropriate. This only relates to residential development.
- Groups together 'nesting groups' that have similar built form characteristics.
- Lists the names of the building typologies recommended to be used for the purpose of this project.
- Identifies scales of development (i.e. small or large) for typologies where it is appropriate to do so.

A number of "nesting groups" are identified in the table as not needing sustainability standards. They are generally land uses that do not rely on buildings for the use of the land. Where some buildings are required in association with the use (i.e. an office, a restaurant, a workshop, storage building etc), Standards applicable to those particular activities should be applied to those buildings. The typologies to which the elevated ESD Standards applied is likely to require further refinement during any implementation phase, particularly considering non-metropolitan contexts.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Nesting groups	Are standards needed?	Categories within group	Similar groups	Recommended building typologies	Size classification (where relevant)	
					Small	Large
<b>Accommodation</b>	Yes	Single dwelling		<b>Single dwelling</b>	10 or less	More than 10
		Multi-dwellings – other than apartments		<b>Multi-dwellings – other than apartments</b>		
		Multi-dwellings - apartments		<b>Multi-dwellings – apartments</b>		
		Other accommodation <u>i.e.</u> corrective institution, residential aged care facility, residential building, residential village, retirement village		<b>Accommodation (other than dwellings)</b>		
<b>Agriculture</b>	No					
<b>Education centre</b>	Yes		Hospital	<b>Institutional –</b> Includes education centre and hospitals	1,000 sqm or less	Greater than 1,000 sqm
<b>Industry</b>	Yes		Warehouse	<b>Industry and warehouse –</b> <u>includes</u> storage		
<b>Leisure and recreation</b>	Yes		Place of assembly Transport terminal			
<b>Earth and energy resource industry</b>	No					
<b>Office</b>	Yes		Shop			
<b>Place of assembly</b>	Yes		Leisure and recreation Transport Terminal	<b>Place of assembly and other gathering places</b> – includes Place of assembly, Leisure and recreation, Transport terminal	1,000 sqm or less	Greater than 1,000 sqm
<b>Recreational and boat facility</b>	No					

SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Nesting groups	Are standards needed?	Categories within group	Similar groups	Recommended building typologies	Size classification (where relevant)	
					Small	Large
Retail premises – other than shop	Yes		Retail premise - shop Office	<b>Retail premises and offices</b>	1,000 sqm or less	Greater than 1,000 sqm
Retail premises – shop	Yes		Retail premises – other than shop Office			
Transport terminal	Yes		Place of assembly Leisure and recreation			
Utility installation	No					
Warehouse	Yes		Industry			
Energy generation	No					

Table 1: Assessment of typologies



### 3.7 NET ZERO CARBON

A key objective of the elevated ESD Standards is to achieve net zero carbon emissions during the operational stage of buildings. If this is to be sought through the issue of the planning permit there are a number of important considerations. Any requirement of a planning permit condition / or a Sustainability Management Plan must be able to be monitored and enforced by council for it to have effect.

There are four stages of the development cycle: Design, Construction, Operation and Demolition. Planning generally deals with the first two stages – design and construction. It also deals with the third stage to a more limited degree. Permits can contain conditions that regulate the future use of the land such as hours of operation, patron numbers, compliance with EPA requirements etc.

The question is whether an objective for net zero operational carbon is appropriate or necessary to include in the elevated sustainability standards. Given this is a key objective and a strong case can be made for the built environment to deliver net zero buildings and for the role of the planning system in this, the critical question becomes, how can it be monitored and applied?

It is noted that planning regulation to ensure that new development does not contribute to increased carbon emissions is only one part of jigsaw in the current transition phase. However, planning controls are important in an efficient transition as it is well understood that embedding appropriate responses at a planning stage results in more considered and integrated responses.

One of the matters required to be taken into account by Ministerial Direction 11 – Strategic Assessment of Amendments, is the administrative burden an amendment will place on a responsible authority:

- To monitor compliance with a permit condition that required ongoing carbon emissions to be met during the operational life of a building would likely require either regular inspections from Council enforcement officers or a self-reporting mechanism like a certificate of compliance lodged by owners or tenants of the building.
- To be effective throughout the operational life of building, this would need to be done on an ongoing basis. While some typologies or developers may chose a pathway such as NABERS which includes monitoring of operational energy use, for most development, ongoing monitoring would place an unreasonable administrative burden on Councils.

It is therefore considered that the need for one certificate of compliance upon occupation of a building (i.e. within 12 months), would be sufficient to demonstrate that the requirements of a permit condition had been complied with, at least in the short term. Such a requirement is less likely to impose an unreasonable administrative burden on a Council. The process for issue of this operational certificate may also be able to be undertaken by a consolidated resource (i.e through funding of a compliance program via CASBE).

In addition, given the complexity and the varying interpretations of associated terms, statutory definition of net zero operational emissions must be included in any amendment. Any other relevant terms such as green power or offsets should also be included.

Any process for documenting and demonstrating compliance should be documented in the proposed Guidelines so this is clear to applicants. This should include the various 'options' that would be considered acceptable in demonstrating to Council the achievement of relevant standards (such as through external tools such as NABERS or GreenStar).

For applicants the process could look as follows:

1. Document proposed approach to delivery of zero carbon in the SMP, including anticipated energy efficiency, proposed onsite energy generation and proposed approach to delivery of green power (e.g. through a power purchase agreement, Section 173, GreenStar certification or other).
2. Permit conditions would be applied and updated SMP endorsed as part of the planning permit process.
3. If applicable, S173 applied (CASBE should consider development of a 'standard' S173 for consistent application) if this option is used.
4. At construction completion, an '*ESD compliance certificate: construction*' would be issued. This certificate could be issued either by Council or by a consolidated resource funded through CASBE for those councils without sufficient internal resources. Where relevant external certification could be used. This would confirm that all the proposed steps to deliver net zero outlined in the SMP had been delivered. A standard assessment template / process should be developed by CASBE.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

5. At a certain timeframe post occupancy a second certificate 'ESD compliance certificate: occupation' would be issued. This should only occur one time, nominally 1 year post occupation. This certificate would focus on ensuring that required operational aspects of the SMP has been delivered, including relevant greenpower or purchase arrangements.

This last step has been subject to further legal advice as to how any operational compliance would operate in respect the strata titled or multi-tenancy development, where the operational components of energy use may fall outside the control of any landowner to whom the planning permit would apply. The legality of the proposed approach and applicable responsibilities has been confirmed through this advice.

Given net zero can be achieved through the purchase of GreenPower etc, without major changes to building fabric, there remains avenues to achieve compliance with the net zero objective even in a post-construction phase. Consideration should be given to the wording of permit conditions to ensure that councils can seek alternative approaches to the delivery of net zero objectives if constructed development precludes any approach which formed part of original planning approvals.

The process for assessing and issuing 'compliance' certificates should be documented to ensure this occurs in a consistent manner across all councils. This could be modelled on, or build on, the Residential Energy Efficiency Scorecard program to ensure compatibility with other programs and with NatHERS. Any process must be designed in a manner which integrates with existing processes to avoid creating additional burdens. As noted, where compliance monitoring is required at construction and operational stages, consideration should be given to whether this can be absorbed within existing regulatory processes of participating councils or through RBS processes or if a more effective approach may be through shared central or regional resources to undertake this work. It is recommended that a monitoring and review system be implemented so that common issues and levels of compliance can be tracked and processes improved or adjusted if needed.



### 3.8 IMPLEMENTATION INTO PLANNING SCHEMES

A question in the brief was to:

*Provide advice on the best format and location for the zero carbon and elevated sustainability outcomes in the Victorian planning scheme.*

*Initial policy work has indicated that a preferred location would be for a new local schedule for a new Victorian Particular Provision (VPP), from the ESD Roadmap or other (e.g. Existing or new Particular Provision addressing ESD objectives). This relies on an appropriate VPP being in place. This also assumes that any State drafted VPP changes will be of a lower standard to what is drafted as part of this project. Review and assess this position and consider whether there is another suitable place in the planning scheme that may have higher value. See DEWLP discussion paper for detail on ESD Roadmap.*

*Before the new VPPs are finalised, the draft planning scheme amendment is currently formatted as a Design and Development Overlay for entire municipalities. Analyse whether this is viable over all zones and land uses across the range of local government areas contained within the participating councils.*

The Advisory Committee that considered the amendments exhibited by Councils in 2014, considered options as to how the provisions should be implemented. It considered the following five options:

- Incorporated document.
- Local planning policy framework.
- Amended existing particular provisions – i.e. Clause 55, 56, 58 etc.
- A new particular provision.
- Design and Development Overlays.

The committee noted that each option had advantages and disadvantages, and may be appropriate in different circumstances. However, it did not form an opinion on the most appropriate option, as the amendments before it proposed local policies.

The Table 2 on the following pages includes an updated review of options to include elevated ESD Standards into the VPPs.

A new particular provision in Clause 53 of the VPPs is considered the most appropriate way to introduce elevated ESD Standards for buildings into the VPPs. A new particular provision is considered a superior option to a DDO.

A new particular provision would work in the following way:

- It would be a freestanding Clause that would include all operational provisions required to implement the elevated ESD Standards in the one clause in the VPPs.
- This Clause would appear in planning schemes in Victoria, where a council had adopted the Clause for its municipality.
- The provision would include a list of municipalities to which the provision applies.
- Those municipalities that choose to adopt the Standards would amend their planning schemes to add the name of their municipality to the list.
- Any local policies regarding sustainable buildings already contained in municipal planning schemes would need to be reviewed and potentially deleted as part of the amendment, to avoid duplication and inconsistencies between existing policies and the new particular provision.
- If the state government introduced a separate statewide policy for sustainable buildings at a later date, both provisions could apply in a municipality. If a contradiction existed between two controls the accepted practice is that the more stringent control applies.
- There would be no need to amend other clauses that may apply to existing uses (such as Clause 55, Clause 56, Clause 58 etc).

A new particular provision in the VPPs is the most appropriate way in which to introduce elevated standards for sustainable buildings

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Location in the VPPs	Comments
Local Planning Policy	<p>Similar to the way existing sustainability requirements are implemented into many municipal schemes.</p> <p>A policy has less statutory weight than a requirement that is contained within a planning control, such as a DDO or a particular provision.</p> <p>A policy cannot be applied as a mandatory requirement or include mandatory standards.</p> <p>Conflicting policies need to be balanced in regard to net community benefit and sustainability. This may lead to policies for sustainable buildings being given lesser weight than other policies in some circumstances.</p> <p>An aim of this project is to move beyond the current policy approach and to give greater statutory weight to elevated sustainability requirements.</p> <p>Application requirements, definitions and decision guidelines cannot be included in Local Policy the new PPF format</p>
Design and Development Overlay	<p>A municipal wide DDO would be a mechanism that could be used to introduce elevated sustainability standards into planning schemes.</p> <p>DDOs can introduce planning permit triggers for buildings and works into a planning scheme that may not presently require a permit under other provisions of a planning scheme.</p> <p>Both discretionary and mandatory requirements can be included in a DDO.</p> <p>A municipal wide DDO could be crafted to relate to all land uses within a municipality, or to different uses in different parts of a municipality.</p> <p>The opportunity would exist to apply different DDOs to different zones or localities within a municipality, if there was a benefit in doing so i.e. Central City Zone, industrial zones, residential zones etc.</p> <p>The structure and set sections of a DDO schedule are not ideal and do not provide enough flexibility to achieve what is intended from the elevated targets (i.e. bicycle parking rates could not be included).</p> <p>DDOs are generally designed to apply to specific locations within a municipality and are not the preferred tool for a requirement that applies across a whole municipality.</p>
Particular Provision	<p>A particular provision would be an appropriate mechanism by which to introduce elevated sustainability standards into planning schemes.</p> <p>Generally, particular provisions are statewide provisions. They usually apply to a particular issue or to a particular type of use or development across the state, often regardless of the zoning of the land.</p> <p>Other than in a few situations where schedules exist, there is no opportunity for a local council / or groups of local Council's to introduce a new particular provision into the VPPs. However, with the consent of DELWP, it would be possible to introduce elevated ESD as a new particular provision into Clause 53 of the VPPs (i.e. General Requirements and Performance Standards). This would involve preparing a particular provision that contained a clause that stated which municipality the provision applied to. As additional municipalities adopt the elevated sustainability standards, a simple amendment would be made to the VPPs to add the name of those municipalities to the list of municipalities to which the provision applies.</p> <p>Greater flexibility exists in the structure of a particular provision than a schedule to a DDO, as the contents and structure of schedules to DDOs are set out in a Ministerial Direction regarding the Form and Content of Planning Schemes. This is not the case in relation to particular provisions.</p> <p>This approach could be presented to DELWP as a provision that will apply across the state, but only in those municipalities that choose to adopt the provision, technically meeting the test of being a statewide provision.</p> <p>Some flexibility could be included in the scheme for municipal variations and for staged implementation with municipalities, by the inclusion of a schedule to the provision if deemed necessary.</p>

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Location in the VPPs	Comments
All standards in the one place in the planning scheme or spread throughout the scheme.	<p>Preferably, elevated sustainability standards should be embedded into relevant existing provisions contained in the VPPs for particular uses or issues in a fully integrated way (i.e. Clause 52.34 Bicycle Facilities; Clause 53.18 Stormwater in Urban Areas; Clause 55 Multi dwellings; Clause 58 Apartments etc). This would remove the potential for duplication and contradictory standards between different clauses of the planning scheme and would be a better overall approach.</p> <p>This approach would only be possible where standard statewide provisions are introduced into the VPPs that apply to all municipalities from the outset. Such an amendment could include a thorough review other aspects of the VPPs that also relate to sustainability, and make consequent changes to those clauses to achieve a fully integrated outcome.</p> <p>This approach would not be practicable where elevated sustainability standards are being introduced at the municipal level, as proposed by this project. It would not be practical to amend other statewide provisions of the planning scheme (i.e. Clause 55 and 58) to include sustainability standards that only applied in specified municipalities.</p> <p>The most practical approach to include elevated standards for specified municipalities, is for all standards to be included in the one place in the VPPs, either a single particular provision (preferable) or alternatively a schedule to a DDO.</p> <p>This may result in some duplication and conflict between provisions that already exist in other clauses of planning schemes. However, such an outcome is justified in the short to medium term, until elevated standards eventually become statewide standards and any duplication is removed.</p> <p>This approach has been supported by Planning Panels Victoria in relation to Amendment C278 to the Melbourne Planning Scheme. That amendment introduced new mandatory overshadowing controls for parks throughout the municipality. Those controls contradicted numerous other specific overshadowing controls contained in numerous other schedules to DDOs throughout Melbourne. Where two contradictory controls exist, the planning principle is that the most stringent control applies.</p>
Special Control Overlay	Inconsistent with the stated purpose of the overlay.
Incorporated document	<p>Technically, elevated sustainability standards could be presented in a single document that sits outside the planning scheme but which is incorporated into the planning scheme by a planning scheme amendment.</p> <p>An incorporated document is read as if it is part of the planning scheme and it can include planning permit triggers and both discretionary and mandatory requirements.</p> <p>There is a strong preference within DELWP for planning provisions to be included in the VPPs, rather than to be included in separate free standing document, wherever possible.</p>

Table 2: Potential implementation options

### 3.9 ALIGNMENT WITH STATE GOVERNMENT'S APPROACH TO SUSTAINABILITY STANDARDS

It is understood that the state government is preparing statewide standards for sustainable buildings that are likely to be included as a particular provision in the VPPs. These provisions are likely to be based on lesser targets and a lesser number of matters than the elevated targets advanced as part of this project.

This does not present an impediment to the introduction of elevated standards that can be applied in those municipalities that choose to adopt them in their planning schemes.

As far back as 2007, when one of the first reports was prepared that investigated the role of sustainability requirements for buildings in planning schemes in Victoria, it was noted that there is a valid role for local government to encourage and to trial best practice sustainability standards in municipal planning schemes. The observation was made that municipal planning schemes provide a legitimate vehicle to implement new best practice requirements, ahead of the introduction of more widespread statewide planning requirements, or ultimately requirements that might eventually be included in the National Construction Code.

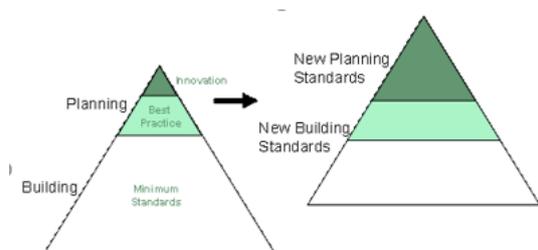


Figure 1: Interaction between standards in the planning and buildings systems in Victoria

Elevated municipal targets would work in conjunction with proposed state government targets as follows:

- The elevated targets would only apply in those municipalities listed in the particular provision.
- Upon the introduction of statewide provisions by the state government, those provisions would apply in those municipalities that had chosen to adopt the elevated standards.
- In municipalities in which both sets of provisions apply, the established planning principle is that the most stringent control prevails.
- In municipalities in which only the statewide provisions applies, those provision would apply with no reference to the elevated standards.
- Over time as the elevated standards become more widely applied in more municipalities, the ambition would be that the state government would adopt the elevated standards as statewide provisions.
- In the longer term, the opportunity may exist for all or many of the standards to be adopted as requirements of the National Construction Code. This would remove the burden of requiring and assessing compliance with the standards as part of the planning process.

The advisory committee that considered a number of amendments exhibited by Council's in 2013 to concurrently implement local planning policies sustainable buildings into planning schemes, discussed the appropriateness of including local provisions for sustainable buildings in schemes, as distinct from statewide provisions. The committee supported the approach, commenting as follows:

- A statewide approach would be the most effective way to implement sustainability outcomes into planning schemes.
- In the absence of a statewide approach it is appropriate for Councils to develop local policies for sustainable buildings.
- It would be a concern if Councils adopted different approaches between municipalities.
- Until statewide policies are prepared, it is appropriate for municipalities to include a local policy in their planning schemes.
- Even if a statewide policy is introduced, local policies may still be appropriate where municipalities seek to raise the bar either in specific locations, or where the community has higher sustainability expectations.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

- There would be merit in including a sunset clause in any local policies introduced. That would enable the review of the policies in light of any statewide approach introduced. If the policies duplicated the statewide approach it would be appropriate for the local policies to be deleted. However, if the local policies went further than the statewide approach, the policies could be refined to delete areas of duplication and retain those elements that are higher than the state wide provisions.

The above comments clearly envisage a role of local sustainability standards that are higher than statewide targets. Whilst the comments were made in relation to local policies into schemes, it is considered they are also relevant to standards in planning controls, rather than policy.

### 3.9.2 WHERE MIGHT DUPLICATION OCCUR?

While the previous section of the report discusses the broad parameters of alignment with State level ESD standards, it is noted that as part of the second stage of the delivery of the ESD Roadmap (now scheduled for mid 2022) also identifies areas where specific Standards are being developed. The development of specific State level ESD standards means it will be important to assess any duplication or key differences to properly integrate the two processes.

Areas where specific State level standards are proposed include the following. The table includes relevant cross-references to proposed 'local' Standards:

ESD Roadmap areas of interest	Standard
Residential:	
Improved guidance on passive design including building and subdivision orientation	S3
Support for generation and deployment of renewable and distributed energy systems	S1, S6, S7
Updated development standards to minimise overshadowing	S6
Clearer guidance on assessing 'unreasonable' overshadowing of rooftop solar panels	N/A

Investigate measures to support 'solar ready' building design to support future installation of rooftop solar systems	S7
Enhance planning system guidance to support implementation of the 2018 stormwater reforms	S20, S21, S22, S23
Review measures to support water efficiency/ use of alternative water sources	S20, S21
Update of standards for apartments and developments of two or more dwellings on lot to include key elements from Sustainability Victoria's Better Practice Guide for Waste Management and Recycling in Multi-unit Developments	S37, S38
Encourage assessment of opportunities for subdivision infrastructure to facilitate small scale recycling and resource recovery technologies (e.g. reverse vending machines)	N/A
Investigate design measures to support new multi-unit developments being EV ready	S17
Review bicycle space allocation requirements and end of trip facility standards of clause 52.34	S14
Consideration of development interaction with strategic cycling corridors	N/A
Review planning policy, tools and guidance to support sustainable and active transport outcomes for land use development	S13, S14, S15, S16
Suite of planning measures to support retaining and increasing urban tree cover as further developed through the forthcoming planning response to cooling and greening	S24, S25, S26
Guidance and new planning standards to reduce urban heat exposure (in addition to tree canopy cover), including cool paving and surfaces, shade devices and water sensitive urban design	S29

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Extend apartment noise design standards to other residential developments and other noise sensitive land uses	Local Standard not pursued
Implement siting and design standards to reduce impacts of air and noise pollution from transport corridors on building occupants	Local Standard not pursued
<b>Commercial &amp; Industrial</b>	
Support for generation and deployment of renewable and distributed energy systems	S1, S6, S7
Enhance planning system guidance to support implementation of the 2018 stormwater reforms (e.g. advice on treatment options to meet planning standards)	Guide only
Review how to support VicSmart processes to improve assessment of stormwater management	N/A
Adopt minimum requirements to support effective management, separation and storage of waste and recycling	S37, S38
Encourage assessment of opportunities for subdivision infrastructure to facilitate small scale recycling and resource recovery technologies (e.g. bio-digestion unit in commercial precinct)	N/A
Investigate design measures to support new developments being EV ready	S13, S17, S18, S19
Investigate measures to support new industrial developments being designed to be EV ready, where appropriate	S17
Suite of planning measures to support retaining and increasing urban tree cover as further developed through the forthcoming planning response to cooling and greening*	S24, S25, S26
Consideration of measures to support urban biodiversity	S24, S25, S26

Guidance and new planning standards to reduce urban heat exposure (in addition to tree canopy cover), including cool paving and surfaces, shade devices and water sensitive urban design ^	S29
Implement noise and air pollution siting and design standards for sensitive land uses	Local Standard not pursued

Table 3: Alignment with ESD Roadmap

### 3.9.3 OTHER REFORM CONSIDERATIONS

In addition to any alignment of Standard with comparable Standard, in light of ongoing programs of planning reform (see <https://reform.planning.vic.gov.au/>) it is important to also acknowledge any potential influences on recommendations which may arise.

In particular the following is noted:

- The introduction and potential expansion of the VicSmart program, which includes specification of application requirements, what can be assessed by any decision-maker and a shorter timeframe for assessment. See Section 3.5.2 for more in depth discussion of VicSmart implications
- Introduction of other streamlined planning pathways for particular types of development (such as State Significant projects etc which include similar restrictions on matters which inform any assessment of permits. In some cases this may include the turning off of other VPPs.
- Introduction of new decision-makers for some precincts or areas, meaning in some cases, local government may not be the decision-maker for applications.
- Reforms to ResCode provisions to align with future digitalisation of the system and introduction of new code assessment pathways. As part of the implementation of SMART planning objectives around digitisation, there is clear intention to deliver increased clarity to the planning system to allow some aspects to be easily assessed as part of a 'code' that increases clarity for applicants that if they commit to certain performance measures they can have greater confidence in the approval process and reduction in assessment timeframes can be achieved.

### 3.10 STAGING IMPLEMENTATION

The project brief seeks advice on the following matters:

*Review proposed staged triggers for the planning scheme amendment. Consider the value of this as a tool for implementing the more ambitious and challenging aspects of these proposed objectives and standards.*

*Consider whether staged triggers could be exhibited and published as part of one planning scheme amendment, rather than a series of amendments.*

*To assist the analysis, consider the proposed planning mechanisms in context of the eight development typologies included below to ensure an adequate cross section of development typologies across Victoria are represented to demonstrate net community benefit of sustainable resilient built environments.*

#### 3.10.1 A STAGED APPROACH

A staged approach to the implementation of elevated ESD Standards may be easier to gain approval from the State government, as it provides the ability to progressively introduce new standards into planning schemes over time.

However, it is recommended that the full suite of proposed elevated ESD Standards should be presented to the State Government. The package should be seen as an indication of the preferred level of building sustainability standards sought to be included in planning schemes and any changes to the proposed suite of Standards should be tested through a transparent and independent Panel process. It should be presented as the benchmark to be pursued by local government preferably also by state government. This process would also ensure the development industry and the community are aware of local government ambitions for sustainable buildings in Victoria.

If the package of standards is to be introduced in stages, the aim should be to pare back the full suite of Standards, in a number of progressive steps, with each step based on minimising the disbenefits to the community of retreating from the full suite of Standards.



## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

**Options for staging the introduction of sustainability provisions**

Immediate implementation of the full package of elevated ESD Standards is the preferred approach. The need to progress to a zero net carbon built environment is urgent. After a decade of debate, a staged implementation plan would result in further greenhouse gas emissions from the built environment and more buildings which may require expensive retrofitting. The elevated ESD Standards proposed are an important component in slowing climate change, which has been highlighted by the UN as critically important in the next eight years.

While the following are not considered to apply, it should be acknowledged that there is a potential rationale that may suggest a staged approach to implementation including matters such as:

- Potential political impacts of concerns from the community and the development industry about perceived additional costs and regulations, particularly around housing affordability.
- The need to give to the development industry 'time' to adapt to new requirements.
- If the complexity of assessing the benefits of some Standards makes the justification for more ambitious requirements less clear.
- To enable the time to build up resources and implement capacity building to support implementation of the Standards through assessment of planning permit applications.

However, in relation to 'staging, it must be acknowledged that the proposal to introduce elevated ESD Standards as a particular provision into the planning scheme will be a form of staged implementation in itself:

- A number of municipalities already have policies for sustainable buildings in their planning schemes. This project is advancing those existing policies, giving them greater statutory weight by making them planning requirements rather than just planning policy, and by including elevated targets and a wider range of considerations.
- The new particular provision would only apply to those municipalities that amend their planning schemes to apply the particular provision. This would result in a gradual increase (i.e. a staged implementation) in the number of municipalities that apply the provisions over time.

It is considered that the need to allow for time for adaptation is of less relevance than if an entirely new suite of controls was proposed.

If the Standards were not implemented as a single package as recommended, the following alternative approaches exist to staging the implementation of provisions:

- A transition period.
- A two tiered system.
- By theme.
- By location.
- By building use / size of development.

Transition period

This option would involve:

- The particular provision being included in the VPPs in its entirety.
- The provision being worded to the effect that "This provision will not come into effect until 1 year (or an alternative time to be determined) after the approval date. Until that time a responsible authority and planning permit applicant may agree to apply the requirements of this provision in part or in full."
- During the 'transition period' councils could seek to implement the provisions with the 'co-operation' of planning permit applicants.

This approach would lend itself to introducing the full package of requirements into the planning scheme at the outset. This would enable the development industry and community to become aware of the elevated ESD Standards and adapt to them prior to them becoming mandatory controls.

Two tier system

This option would involve wording the particular provisions to set out two different levels of standards. For example:

- Standard requirements – Standards that are based on lesser targets or a lesser number of items than included in the full package.
- Preferred requirements - The full list of elevated ESD Standards ultimately sought to be applied by the proposed particular provision.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

The particular provision would be worded to say that the 'standard requirements' apply for a specified period i.e. one year. After that period the 'preferred requirements' would apply and the standard requirements would become redundant. The provision could be worded so that the transition period applies from the 'approval date' at which each municipality amends its planning scheme to make the provisions apply to that municipality.

The consultant team has not identified which standards fall within each category. This would need to be further considered and determined by the project working group.

#### By theme

The proposed standards are framed around the following themes:

- Operational Energy
- Embodied Carbon
- Sustainable Transport
- Integrated water management
- Green Infrastructure
- Climate resilience
- Indoor environmental quality
- Waste and resource recovery

Implementation could be staged by theme. Those themes that are considered more critical to the issue of climate change, more consistent with existing state planning policies and those that have a higher level of strategic justification could be implemented first. Requirements in relation to other themes could be implemented over time, as State government policies evolve to provide a higher level of strategic justification for the inclusion of additional requirements into planning schemes.

Themes or standards for which there is presently insufficient supporting information to enable standards to be prepared and assessed, should be deferred from inclusion in the amendment until those matters are rectified.

#### By location

This option involves staging the implementation of the particular provisions for different regions within the state. Logical regions include:

- Metropolitan Melbourne.
- Municipalities comprising Victoria's main regional centres i.e. Greater Geelong, Greater Ballarat, Greater Bendigo and Latrobe City.
- The 'rest of the state'.

The particular provision could be worded so it initially only applies to municipalities within specified parts of the state i.e. metropolitan Melbourne and the municipalities of Greater Geelong, Greater Ballarat, Greater Bendigo, Latrobe Valley and Greater Shepparton. Municipalities within those parts of the state would still need to decide to amend their individual planning schemes before the provisions would apply.

Application of the elevated ESD Standards to metropolitan Melbourne and major regional cities would maximise the community benefit of the amendment, as those locations accommodate the vast majority of the state's population and the majority of new building development.

#### By building use and scale

The existing approach to sustainable building policies contained in a number of planning schemes, commonly applies to different land uses (i.e. residential or non-residential) and has different requirements and assessment pathways for buildings of different scales (i.e. number of dwellings or floor area).

The elevated provisions recommended as part of this project have been specifically designed to be applicable to all urban land uses and to developments of all sizes. Accordingly, there is no technical need for implementation of the provisions to be staged based on the use of the building or the scale of the development.

In linking staged implementation to different type of buildings, the aim should be to ensure that Stage 1 applies to those building types that are most commonly constructed throughout Victoria.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

It can be assumed that the value of building approvals for different types of buildings, equates to the floor area of buildings constructed, which equates to the sustainability benefits that would accrue by applying sustainability standards to those types of buildings. The following table (Table 4) summarises the value of building approvals in Victoria as at March 2020. That date has been used to avoid the impacts of Covid on the building industry. It shows the total value of construction works by building use. The building typologies that experienced the greatest value of approvals in the calendar year up to March 2020 were, in order of priority:

- Domestic (single dwellings - by far the highest value)
- Commercial
- Public buildings
- Retail
- Residential (apartments and other)
- Industrial

If a staged approach based on building typologies was to proceed, maximum sustainability benefits would be realised by applying the elevated ESD Standards based on the priorities listed above. Given that detached dwellings (i.e. domestic) do not generally require a planning permit, the greatest benefits would be achieved by a staged approach that commenced with commercial buildings (i.e. offices) and public buildings. However, at a municipal level the proportion of investment in different types of buildings varies considerably, depending on whether municipalities contain large activity centres or industrial precincts. For this reason, the first stage of sustainability standards should also be applied to residential developments (other than single dwellings).

**FINANCIAL YEAR TO DATE**

Period	Current Financial Year		Previous Financial Year		Analysis	
	July 2019 to March 2020		July 2018 to March 2019		% Changes	
Building Use	No. of Permits	CoW \$M	No. of Permits	CoW \$M	No. of Permits	CoW \$M
Domestic	63,848	17,900.65	68,486	18,449.07	(6.77%)	(2.97%)
Residential	582	1,134.83	580	1,224.53	0.34%	(7.33%)
Commercial	5,007	4,686.67	5,466	4,607.79	(8.40%)	1.71%
Retail	3,170	1,476.41	3,322	1,610.62	(4.58%)	(8.33%)
Industrial	1,030	822.76	961	612.59	7.18%	34.31%
Hospital/Healthcare	344	404.51	410	663.58	(16.10%)	(39.04%)
Public Buildings	2,975	2,613.29	3,116	2,369.91	(4.53%)	10.27%
<b>Total</b>	<b>76,956</b>	<b>29,039.11</b>	<b>82,341</b>	<b>29,538.09</b>	<b>(6.54%)</b>	<b>(1.69%)</b>

Table 4: Summary of number and value of building approvals by building use as at March 2020, Victorian Building Authority

Note: CoW stand for 'cost of works'

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

### 3.11 CAN STAGED TRIGGERS BE PART OF ONE AMENDMENT

The brief sought advice on whether the staged triggers could be exhibited and published as part of one planning scheme amendment, rather than a series of amendments.

Maddocks Lawyers addressed this issue in its advice which the consultant team has reviewed. Maddocks did not see any impediment to introducing staged permit triggers into planning schemes by way of different commencement dates for different types (and scales) of development.

### 3.12 RECOMMENDED APPROACH TO STAGING

The level of detail DELWP is likely to allow in any amendment will likely be a political decision. It is likely to be based on the Department's opinion about the degree that municipal sustainability standards can vary from proposed State standards, if at all. As a consequence it is not possible to recommend a definitive approach to staging at this time. However, it is recommended the following approach should be followed to resolving this issue:

- **Pursue the full suite of standards in their entirety as a starting point.** This is because there is an imperative to improve the sustainability of buildings to the highest degree possible, as soon as possible. The initial draft amendment should express the preferred optimal outcome. This will establish a starting position as the basis for discussion with the Department. It will also provide an end point to aim for, if the full suite of provisions are included in any initial amendment supported by the Department.
- **Staging of the standards should only be considered if the Department will not accept the full suite of standards.** The approach to staging that results, will depend on the variables that the department is prepared to accept.
- **Minimising the sustainability disbenefits to the community** of a staged withdrawal from the full suite of standards, should be the key guiding principle in any discussions with the Department about staging. The starting point should be the full suite of standards. Any withdrawal from that starting point, should be based on adjusting those variables that have the least impact on net sustainability outcomes, until a position of agreement is reached with the department.

It is recommended that the discussion process with the department proceeds on the following basis:

- Priority 1 – **Implement the full suite of standards** (i.e. the preferred requirements) to all building types and make the particular provision available for all municipalities across the state to adopt.
- Priority 2 – Implement the preferred standards but **vary the municipalities** that can adopt the particular provision, based on the following order of priority:
  - Municipalities in metropolitan Melbourne.
  - Municipalities containing larger regional cities: Greater Geelong, Greater Bendigo, Greater Ballarat, Latrobe, Greater Shepparton.
  - Municipalities containing major regional towns.
  - All other municipalities.
- Priority 3 – As for Priority 2 but vary the standards to only implement the **standard requirements** identified and not the preferred standards.
- Priority 4 – As for Priority 3 but only apply the standards to **larger buildings / developments**.
- Priority 5 – As for Priority 3 but limit the **type of buildings** the standards apply to, based on an agreed order of priority linked to scale of impact.

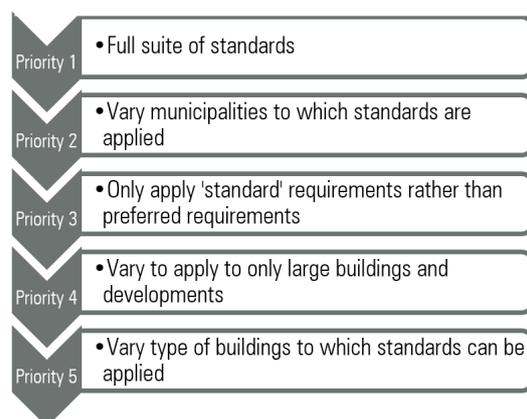


Figure 2: Priorities for stage implementation

### 3.11 APPLICATION REQUIREMENTS AND ASSESSMENT DETAILS

The project brief requested a response to the following questions

*Advise on suitable application documentation, such as Sustainability Management Plan (SMP) being suitable for initial development application and assessment.*

*Advise on suitable operational evidence and reporting options, by referring to previously completed legal advice from Maddocks and consider how best to administer new provisions notably the operational aspects of the zero-carbon performance standard including ongoing operational purchasing of renewable energy, by considering the following;*

- i. Use of SMP and planning permit conditions to set ESD performance standards, including new zero carbon standards.*
- ii. Use of s173 agreements, Owners' Corporation Rules, Tenancy agreements or other devices to require renewable energy purchasing for the life of the building.*
- iii. Use of Implementation Reports, similar to Operational Waste Management Plans,*
- iv. Other alternative reporting, submission or assessment mechanisms as necessary.*

Whilst there is some variation between different municipalities, existing policies regarding sustainable buildings contained in planning schemes generally refer to two key documents:

- A Sustainability Design Assessment (SDA) for small scale developments – provides a simple assessment that can generally be prepared by a specialist.
- A Sustainability Management Plan (SMP) – provides a more detailed assessment of a development that generally needs to be prepared by a specialist consultant.

These documents have an established place in the planning permit process that is generally accepted by the industry and by planning practitioners. It is appropriate that the use of these documents continue in any approach recommended as part of this project. However, given the aim of the project to include higher standards of sustainability into planning scheme than in the past, the use of more basic Sustainability Design Assessment is unlikely to be appropriate in assessing applications under the proposed new planning provisions.

Sustainability is relevant at four stages of the development process of buildings:

- Permit application stage – To ensure that the design of a building complies with all relevant sustainability policies and requirements contained in a planning scheme.
- Construction stage – To confirm that all sustainability initiatives required to include in a development have actually been built into the development.
- Ongoing operation stage – To confirm that a building is being operated in accordance with any requirements included in the initial sustainability management plan, which are relevant to the ongoing operation of a building.
- Demolition stage – To confirm waste minimisation and maximisation of the reuse of buildings materials.

Maddocks Lawyers were asked to provide advice in relation to the legality of requiring sustainability management plans or the like, at each of these three stages of the process. Their advice was that it is possible to require management plans or like at each stage, provided that the need for such was clearly expressed as a requirement in the planning provisions to be included in planning schemes. If the requirement for such documents is contained in a planning control, the documents that can only be prepared after a planning permit has been issued, can be required either by a planning permit condition or a Section 173 Agreement.

While Section 2.2.1 of this report addresses proposed application requirements, the following discussion addresses the questions contained in the brief more specifically.

#### 3.11.1 SUSTAINABILITY MANAGEMENT PLAN

A Sustainability Management Plan (SMP) should be required to be lodged with a planning permit application. The plan should address sustainability requirements at the permit application, construction and operational stages of a development.

If the plan lodged with a planning permit application is not adequate, either a request for further information can be made to rectify the deficiencies, before a planning permit application is assessed, or a condition can be placed on a permit requiring changes to the SMP before it is endorsed as part of the approved planning permit.

### 3.11.2 CERTIFICATES OF COMPLIANCE

This section of the report details with the issue of certificates of compliance at the construction stage and during the operational stage of a building’s lifecycle.

The relevance of and the need for certificates of compliance for operational aspects of buildings was discuss in Section 2 of this report. This section further discusses the issue, assuming that a one-off certificate of compliance is are required.

The documents required to be submitted at the construction phase and operation phase of a development are not management plans as such, which set out what needs to be done to make a development comply with the sustainability requirements contained in the planning scheme. Rather, they are documents that confirm that the requirements of the endorsed sustainability management plan are met. Accordingly, they should be referred to as certificates of compliance rather than management plans. They could be referred to as follows:

- Sustainability Certificate – Construction
- Sustainability Certificate – Operation

In relation to a Sustainability Certificate – Operation, a question is, when and how often should such as certificate be required. It is considered that an operations certificate should only be required once, 12 months after the occupation of a development. To require a certificate on an ongoing basis would impose an excessive administrative burden on both Council and the owner / body corporate of a development.

Whilst Maddock’s advice was that a condition could be included on a planning permit requiring an operation certificate to be provided at some time after a building had been occupied, there are practical issues. Who is responsible for providing such a certificate once a development has been strata subdivided and an owners corporation and multiple owners exist? There may be an ability to seek a certificate from the owners corporation that relates to the communal areas it is responsible for. However it would be impractical and an administrative burden to require certifications from multiple owners of dwellings within a large development. This matter needs to be clarified by further legal opinion.

The following actions are required in response to the question of application requirements and compliance with requirements at the construction and operation stage of a development:

- Include a requirement in the planning scheme (if appropriate based on mechanism) or in any Application Requirement guidelines that a Sustainability Management Plan must be submitted with a planning permit application.
- Include a requirement in the planning scheme that a *Sustainability Certificate – Construction* must be submitted to the satisfaction of the responsible authority upon completion or within 6 months of the occupation of a building. That certificate is to demonstrate that all requirements of the Sustainability Management Plan relevant at the construction stage of a development are complied with.
- Include a requirement in the planning scheme that a *Sustainability Certificate – Operation* is required to be submitted to the satisfaction of the responsible authority within 12 months of the occupation of a building. That certificate is to demonstrate that all requirement of the Sustainability Management Plan relevant to the ongoing operation of the building are complied with (subject to further legal opinion).



Figure 3: Key permit conditions

## 4.0 SUMMARY RECOMMENDATIONS

As outlined above, the following key recommendations are suggested:

- That a new Particular Provision be prepared and incorporated into the planning schemes of relevant councils that includes the elevated ESD standards. The new Particular Provision would include the following characteristics.
  - Mandatory objectives, with associated Standards (or performance measures and criteria) which would be applied as relevant to ascertain delivery of the Objectives.
  - Provision would only to those municipalities who 'opt in' to the elevated standards and amend their schemes to include the provision. State guidelines on ESD would be applied through proposed changes (to clauses 54, 55 and 58, as well as the new particular provision for commercial and industrial uses) and would apply to all other municipalities.
  - Provisions would include relevant definitions if a small number required (i.e net zero operational carbon).
  - Inclusion of a specific 'date-stamped' reference to the Green Factor Tool to ensure certainty. Resolution of external governance issues may mean this is not required.
- Further work may be undertaken to adjust existing proposed Standards to be suitably framed as performance 'measures' (i.e where specific metrics have been identified) and criteria (where a range of measure may be appropriate) consistent with proposed reforms to particular provisions. This would also allow clear identification of the information required to support assessment of the relevant performance measure / criteria. However, this should not occur until there is a greater degree of certainty as to that proposed reform.
- Further work would also be required to confirm participating Councils expectations regarding the inclusion of typologies as proposed in the current Standards.
- A consistent set of Application Requirements should be developed, along with relevant templates, in particular a standard Sustainability Management Plan template, to support applicants in preparing application material. These templates would also assist in ensuring consistent responses across the various municipalities.
- A consistent set of Permit Conditions should be developed to deliver Standards (i.e. sustainability certificates).
- A *Guidelines for Sustainable Building Design* document be prepared that could be used consistently by all councils who apply the elevated ESD standards, and would be included as a Background Document in relevant schemes. This should provide more explicit technical information where relevant, appropriate alternatives for responding to Objectives where Standards cannot be met, and real life examples.
- Background documents could be included in any local strategies contained in the Planning Policy Framework which address ESD and underpin the application of the particular provision.
- A consistent set of Definitions should also be incorporated into relevant planning schemes. If a small number then integration within provision is recommended, if large then consideration of Glossary as Incorporated Document should be considered. Ideally definitions should be consistent across State and included at Clause 73 General Terms.

### 4.1 RATIONALE AND BENEFITS OF THIS APPROACH

As clearly articulated by DELWP (for example, in relation to neighbourhood character as part of ResCode reforms) Local Policy should not be used as a planning control, nor is it mandatory. What this means is that for Local Government to have any certainty about the delivery of ESD outcomes through their planning schemes, a Local Policy is no longer appropriate, unless it is drafted in a manner which is directly contradictory to instruction contained within the Practitioners Guide prepared by the Department. The approach to the delivery of ESD Standards recommended in this report offers a number of benefits, including:

- Provides certainty to Local Government about the standard of design responses that will be delivered through their planning schemes.
- Provides a mechanism to ensure that actions proposed through the any development approval process are delivered.
- Provides a much greater level of transparency and certainty to the development community as to what is required to meet policy Objectives.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

- Provides the opportunity for a much greater level of consistency in requirements and assessment of ESD across the municipalities to which the Standards would apply.
- Provides a framework within the planning scheme for future changes in response to new evidence, and the flexibility for robustly tested standards to be migrated to Statewide provisions if appetite for change increases at a State level.
- Allows for other municipalities to join the 'elevated' ESD group if and when their council and community supports such a move.
- Fills key gaps in the delivery of ESD outcomes prior to any more widespread changes to building regulations.

It is noted particularly, that in current processes, many of the elements addressed through the proposed Standards are already considered and delivered through Permit Conditions under existing Local Policies. The consideration of these matters through Permit Conditions occurs without any legislated timeframes and without clear guidance. In many ways, while these targets represent an 'elevation' of existing targets, and certainly bring new aspects such as Climate Resilience, Green Infrastructure and net zero outcomes into greater focus they are, in fact, also streamlining an existing process in many ways. They do this by bringing consideration and agreement about relevant ESD matters upfront in the process, and integrating them with broader consideration of the appropriateness of any application.

## 4.2 ALTERNATE PATHWAYS

While the preferred option for the integration of these Standards has been clearly articulated, it must be acknowledged that there is the possibility of some resistance at a State level to some of the underlying rationale behind what is proposed through any amendment seeking to introduce more stringent and elevated ESD Standards applied to participating municipalities, rather than Statewide.

It is acknowledged that the approach taken by this amendment and sought by the participating councils, in some ways, represents a shift from business as usual. It seeks to position the planning scheme as the 'front line' in the critical transition to net zero across all sectors, while other systems lag in the delivery of appropriate responses to the current climate emergency. This is however, more accurately characterised as an 'evolution' of the role planning schemes already play in ensuring that aspects of sustainable design are embedded from the earliest stages of the development process.

Careful consideration has been needed to ensure that the proposed Standards act in a complementary way to other regulations. While it is considered that the right 'balance' has been identified, other options must also be considered, not least due to the preferred option requiring State level commitment to a new provision prior to any amendment gaining authorisation for exhibition.

The alternate pathways and the implications of these are therefore explored in Figure 4 on the following page.

SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

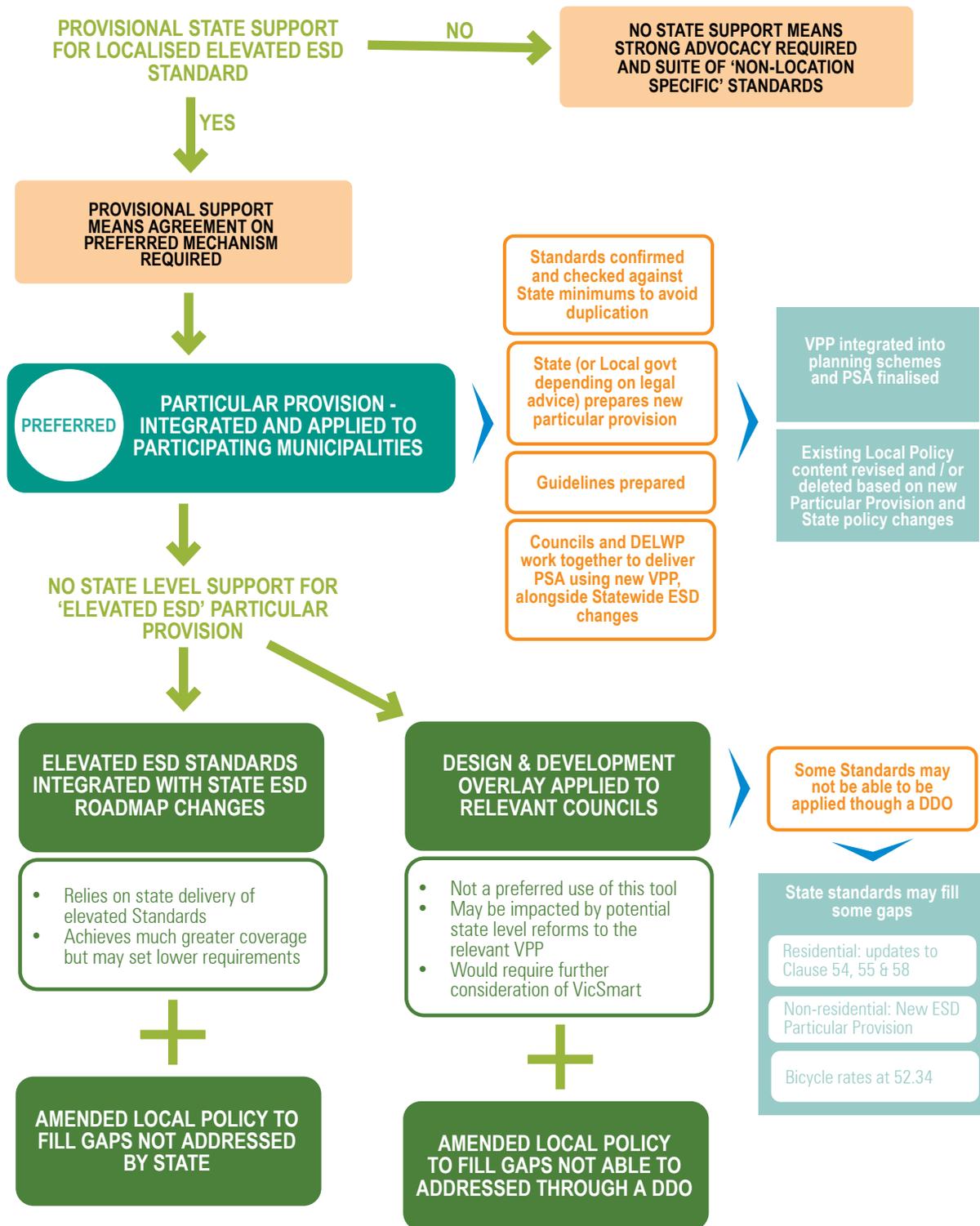


Figure 4: Alternate implementation pathways

Version: Final (Updated)  
Date: 28 March 2022

## Sustainability Planning Scheme Amendment - Background Research

### Part A. Technical ESD and Development Feasibility

Municipal Association of Victoria on behalf of the Council Alliance for a Sustainable Built Environment



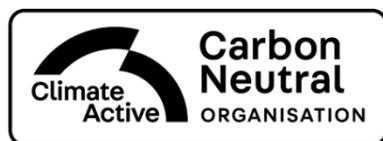
**WHO WE ARE**

HIP V. HYPE Sustainability provides advice that is commercially grounded, yet ambitious. We pursue exceptional outcomes that are socially, economically and environmentally sustainable and enable action across government, institutions and organisations.

We seek to partner with those who are willing to think strategically to achieve better. We lead, collaborate and support others to deliver impact and build Better Cities and Regions, Better Buildings, and Better Businesses.

—  
We respectfully acknowledge that every project enabled or assisted by HIP V. HYPE in Australia exists on traditional Aboriginal lands which have been sustained for thousands of years.

We honour their ongoing connection to these lands, and seek to respectfully acknowledge the Traditional Custodians in our work.



HIP V. HYPE Sustainability Pty Ltd is a Climate Active certified carbon neutral business.

**DISCLAIMER**

This document and any information provided have been prepared in good faith based on the best and most up-to-date advice available. HIP V. HYPE Sustainability cannot be held liable for the accuracy of the information presented in this document. Any images included are for illustrative purposes only.

This document and all its contents are © COPYRIGHT HIP V. HYPE GROUP PTY LTD 2020 (except photographs credited otherwise). "HIP V. HYPE", the 4 "H" device and all related names and logos are trade marks of HIP V. HYPE GROUP PTY LTD. This document is the intellectual property and confidential information of HIP V. HYPE Sustainability PTY LTD and their related entities and are not to be copied, reproduced, shared or disclosed without the prior consent in writing of HIP V. HYPE GROUP PTY LTD.



REV	DATE	DETAILS	NAME, POSITION	SIGNATURE
0.1	29.10.21	Draft	Gavin Ashley, Lead	<i>[Signature]</i>
1.0	3.12.21	Final	Gavin Ashley, Lead	<i>[Signature]</i>
1.1	14.12.21	Final	Gavin Ashley, Lead	<i>[Signature]</i>
1.2	28.03.22	Final (updated)	Gavin Ashley, Lead	<i>[Signature]</i>

## Contents

INTRODUCTION	2
METHOD	4
TECHNICAL FEASIBILITY AND FINANCIAL VIABILITY	7
OPERATIONAL ENERGY	8
SUSTAINABLE TRANSPORT	18
INTEGRATED WATER MANAGEMENT	26
INDOOR ENVIRONMENT QUALITY (IEQ)	32
CIRCULAR ECONOMY	43
GREEN INFRASTRUCTURE	48
CONCLUSIONS	54
APPENDICES	57

## Introduction

For approximately 20 years local government in Victoria has been leading both voluntary and policy led approaches to sustainable design assessment in the planning process. This leadership is built on community expectation, their role as a responsible authority and the urgency to act on critical environmental challenges such as climate change.

Both planning and building processes have a role in evolving and elevating best practice to deliver a sustainable built environment. The Council Alliance for a Sustainable Built Environment (CASBE) is an alliance of Victorian councils committed to the creation of a sustainable built environment within and beyond their municipalities with a focus on the planning process as the lever for delivering more climate and environmentally responsive development.

CASBE provides a supportive environment for councils and seek to enable the development industry to achieve better buildings through consultative, informative relationships. In this work CASBE is acting on behalf of 31 member councils to develop an evidence base to support new planning policy. CASBE is auspiced by the Municipal Association of Victoria and is the owner and manager of the Built Environment Sustainability Scorecard (BESS), a key tool for demonstrating environmentally sustainable design (ESD) credentials at the site scale, at the planning stage.

---

### POLICY CONTEXT

The evolution of planning policy and its relation to delivering sustainability outcomes in the built environment is long and complex. Whilst there is some State planning policy support for sustainability outcomes, much of the environmental sustainability planning policy development has been developed through local policy. In 2013 the City of Melbourne developed a local policy; Clause 22.19 - Energy, Water, Waste Efficiency. In 2015, 6 local councils collaborated on a planning scheme amendment for a local ESD policy. Almost identical ESD policies are now in place in over 20 municipal planning schemes.

City of Melbourne is now progressing an update and a broadening of their own local policy, and CASBE (supported by 31 councils) is progressing a new policy which would replace the existing ESD policy in some Councils and introduce an ESD assessment approach to others. The policy update is required to respond to evolving best practice and to reflect the increased urgency in response to climate change.

---

### SCOPE

CASBE has commissioned background research in three parts:

- Part A. Technical ESD and Development Feasibility
- Part B. Planning Advice
- Part C. Economic Benefit Cost Analysis

A consultant team comprising Hansen Partnership, Frontier Economics and HIP V. HYPE Sustainability has been appointed to undertake the background research. This report responds to Part A of the brief. HIP V. HYPE have been supported in responding to Part A by Jackson Clements Burrows (JCB) Architects.

CASBE has developed policy objectives and standards to a working draft stage to support the project. All parts of the project are focused on testing these objectives and standards and developing evidence to justify their inclusion in the planning scheme.

The scope of Part A is as follows:

#### Task 1 – Design Response

This task involves the development of design responses which meet agreed objectives and standards for 8 building typologies. The design responses build on case studies drawn from councils who are supporting the research, some of whom have a local ESD policy in place and others who rely on State policy or other locally specific provisions for assessing ESD at the planning stage.

#### Task 2 – Technical Feasibility

This task includes the analysis of technical feasibility of these design responses.

#### Task 3 – Development Feasibility (Financial Viability)

This task presents an itemised development feasibility of each standard, including cost variations where applicable and benefits (including financial) that are applicable to each standard.

#### Task 4 – Prepare a summary of recommendations

This task includes a summary of recommendations, including any variations or recommendations for removal of any standards and their justification.

The method applied to the above scope is detailed in Section 2 of this report.

## Introduction

---

### PURPOSE OF REPORT

The purpose of this report is to present the outcomes of the above research, which when combined with the outputs of Part B and Part C, represent a robust evidence base to support further development of the proposed planning scheme amendment.

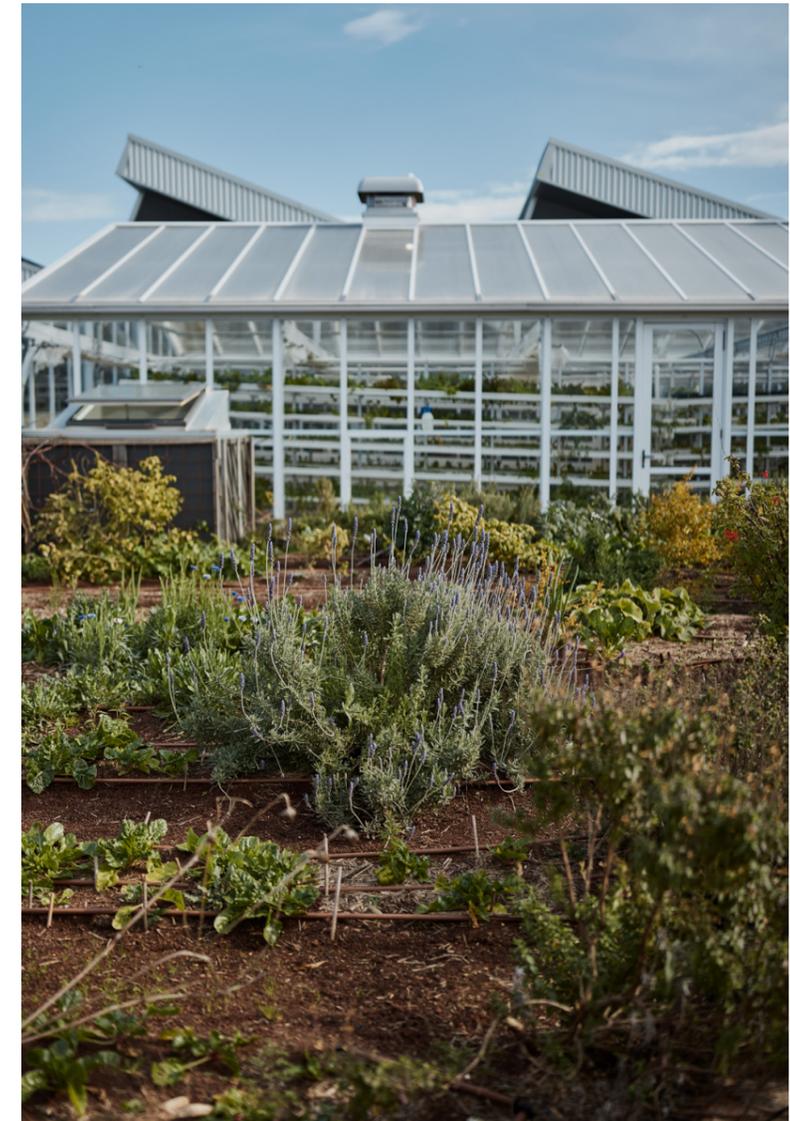
The report allows the planning scheme amendment process to consider likely impacts of the proposed policy from a technical feasibility and financial viability perspective, recognising that the benefits of ESD standards accrue to a range of stakeholders in the development process.

---

### STRUCTURE OF REPORT

The report is structured as follows:

1. Executive Summary
2. Introduction (this section)
3. Method (detailing the approach to the meeting the requirements of the project)
4. Technical Feasibility and Financial Viability (detailing the results of the two critical research components across each ESD category)
5. Conclusions (key findings and further research)
6. Appendices



Rooftop garden and solar photovoltaic panels at Burwood Brickworks.  
Photography by Kim Landy

## Method

The approach to the project for this technical and development feasibility research has centred on applying a range of proposed standards across six ESD categories or themes to real world case studies. Appropriate design responses to meet the standards were developed and their impact documented.

This section of the report outlines the method applied to the project.

### CASE STUDY SELECTION

To ensure the proposed elevated standards were assessed against a diverse and representative sample of developments, HV.H worked with the CASBE and its network of councils to identify suitable case studies. These case studies were selected to satisfy the typology criteria (below), provide a diversity of localities and local policy contexts. 'Middle of the road' examples were sought to ensure that the case studies chosen were representative of standard responses to existing policy settings. Sufficient documentation of the endorsed developments was also a consideration.

For each typology, two case studies were sourced which represented councils with local ESD policies (from the 2015 and subsequent amendments) and councils without.

For the single dwelling typology, only one case study was sourced as this typology does not commonly have a local ESD policy applied. Note that some non-ESD policy case studies for Inner Urban and Suburban councils included ESD Statements and/or assessments against the Built Environment Sustainability Scorecard (BESS) which highlights the voluntary uptake of such objectives and tools despite a lack of local planning policy.

The councils of Melbourne, Port Phillip, Stonnington, Yarra, Darebin and Moreland were considered Inner Urban, all other metropolitan Councils considered Suburban and all councils outside the metropolitan boundary considered Regional.

TYOLOGY	INNER URBAN	SUBURBAN	REGIONAL
(RES1) Large residential mixed-use development >50 apartments and small retail	ESD Policy	Non-ESD Policy	
(NON-RES 1) Large non-residential >2,000 m2 GFA office development	ESD Policy	Non-ESD Policy	
(NON-RES 2) Large industrial >2,000 m2		ESD Policy	Non-ESD Policy
(RES 2) Small multi-dwelling residential <3 dwellings		ESD Policy	Non-ESD Policy
(RES 3) Small multi-dwelling residential >5 dwellings but < 10 dwellings	ESD Policy	Non-ESD Policy	
(RES 4) Small residential apartment building >10 dwellings but <50 dwellings		ESD Policy Non-ESD Policy	
(NON-RES 3) Small non-residential office and retail <2,000 m2	ESD Policy		Non-ESD Policy
(RES 5) Single dwelling and/or residential extensions greater than 50 m2		Non-ESD Policy	

Matrix detailing the eight typologies, the case study locality type and the local ESD policy context.

## Method

---

### DOCUMENTATION

The proposed standards (which were sourced from work developed to working draft stage by CASBE) were reviewed by HV.H against the case study documentation including plans, ESD Statements and BESS assessments, and these base case design responses documented. Where documentation was not sufficient to determine the base case design response, assumptions were based on the BESS benchmarks, policy or regulatory settings and/or using the response of the other base case for the same typology.

To allow for standardisation of results across both case studies and the alternative, the second base case was 'scaled' using built form of one case study (the case study with a local ESD policy). This involved using the built form parameters of the first case study such as site area, gross floor area and dwelling number but applying the design responses of the second case study. This provided for a consistent basis for comparison. This was particularly relevant for initiatives that were directly informed by the scale of the built form such as bicycle parking, where total parking numbers were not comparable and a parking ratio applied to the selected built form allowed for equivalence.

---

### ALTERNATIVE DESIGN RESPONSES AND TECHNICAL FEASIBILITY

Following the documentation of the base case designs, alternative design responses which satisfied the proposed standards were developed by HV.H for all standards (with the exception of those that had been ruled out by through preliminary assessment by Hansen Partnership). These responses included specifications or a built form response, and aimed to clearly communicate the change required to meet the proposed standards as the key input into the cost benefit analysis.

For those initiatives which had a built form response, these were discussed at a series of design workshops attended by HV.H Sustainability, HV.H Projects and JCB Architects. The implications of the standards were tested to ensure that any built form response was cost-effective and technically feasible.

---

### BENEFITS EVALUATION

A range of benefits associated with the alternative design responses were evaluated by HV.H including quantitative benefits such as operational energy, operational water and landfill diversion. Qualitative benefits were also noted such as carbon reduction, thermal comfort improvements and ecosystem services benefits.

Operational energy (HVAC and hot water) and water benefits (potable water reduction for interior uses and irrigation) were quantified using the BESS calculators. Other figures such as total energy use, construction and organic waste generation, and embodied carbon of concrete were quantified using industry benchmarks and average figures. Refer to appendices for further detail of sources and calculations methodology.

These benefits were communicated to Frontier Economics for incorporation into the cost-benefit analysis.



Electric vehicle charging station at The Cape development.  
Photography by Kim Landy

## Method

---

### FINANCIAL VIABILITY

Through the analysis, HV.H provided preliminary feedback on the proposed standards to Hansen where the costs and/or yield loss were considered prohibitive. Such examples include requiring a separate line of travel for cyclists in basement car parking.

The capital cost of design responses was quantified for standards where the alternative response was different to the base case and the alternate response incurred either a cost or saving. These capital costs were communicated to Frontier Economics for incorporation into the cost-benefit analysis.

The costs were derived from a range of sources according to the following hierarchy:

- Rawlinsons Australian Construction Handbook (note that the 2020 version was used as this was considered less likely to be impacted by fluctuations in the market during the COVID pandemic)
- Suppliers (written and verbal quotations) and product listings
- Industry reports
- Consultancies with industry expertise

Refer to appendices for full list of costs and sources.

---

### STANDARDS RECOMMENDATIONS

Insights from the above analysis informed advice from HV.H to Hansen as to whether a proposed standard should be excluded or modified to ensure improved financial and technical feasibility. Such examples include some required rates of on-site solar photovoltaic generation not being achievable, or reducing the prescriptive approach of non-residential ventilation standards.

---

### COST-BENEFIT ANALYSIS INTEGRATION

Discussions between HV.H and Frontier Economics ensured that the capital costs and quantitative and qualitative benefits HV.H documented were appropriate and could be integrated into the cost benefit framework. These costs and benefits from the technical and financial analysis were incorporated by Frontier into the cost-benefit analysis.

---

### REPORTING

The above activities, outputs and insights are summarised within this report. Key findings, limitations and next steps are detailed for use by the Municipal Association of Victoria as part of the future Sustainability Planning Scheme Amendment.

Note that as work of different expertise streams (e.g. ESD and planning) was undertaken in parallel, there are some differences in wording and distribution of draft standards across different ESD categories as these have evolved over time. This report has aligned category theme wording as best as possible with the planning report, and a summary of the relationship between ESD categories as defined in the planning report has been included as an appendix for reference.



Urban greenery in Elwood. Photography by Adam Gibson

## Technical Feasibility and Financial Viability

This section of the report outlines the results of technical feasibility and financial viability testing of proposed objectives and standards.

### ESD CATEGORIES

This report is based on six ESD categories as follows:

- Operational Energy
- Sustainable Transport
- Integrated Water Management
- Indoor Environment Quality (IEQ)
- Circular Economy
- Green Infrastructure

Note that the above categories were based on an early restructured categorisation by Hansen Partnership which removed the 'Climate Resilience' theme and redistributed standards initially under that theme. The 'Climate Resilience' theme was reintroduced as part of subsequent planning advice after the ESD analysis was undertaken, while the 'Circular Economy' category was split into two called 'Waste and Resource Recovery' and 'Embodied Emissions' (see Appendix D).

In this section of the report, results are presented for each category in turn, drawing on analysis relating to both technical and financial impacts of proposed standards.

The results are presented in table format. The tables have adopted the same structure as the early set of restructured standards presented by Hansen. The standards tested in this analysis were also from the early restructure by Hansen, with wording largely unaltered at that stage. Subsequent rewording by Hansen was reviewed by HV.H to ensure the intent of both versions was similar and that the technical analysis would not be impacted.

The table sets out the following in relation to each standard:

- Standard (description)
- Nested standard (this applies only when the standard differs between typologies)

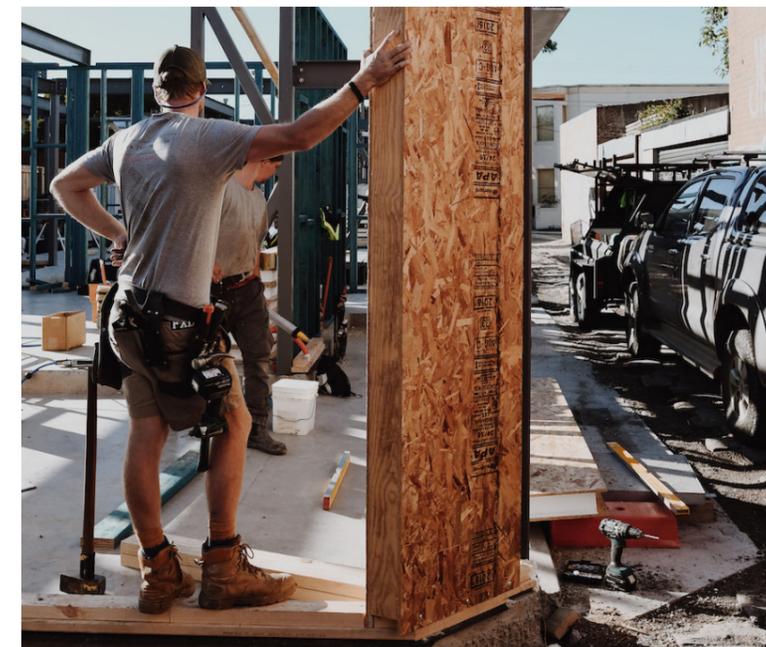
Then with reference to base cases (Local policy, State policy)

- Design Impact (including variations between typologies)
- Cost impacts (by typology)
- Benefits (by typology)
- Recommendation

Our advice in the recommendations is either to retain a standard in its current form, to modify a standard or to remove the standard altogether. In the case that a standard is recommended for removal either by Hansen or HV.H, the standard is noted as:

- Appropriate as a guideline (e.g. Guidelines for Sustainable Building Design)
- Appropriate for incorporation in future updates to the BESS
- Requiring further testing and analysis to determine potential pathway
- Is inappropriate to be addressed through any of the above mechanisms.

Where a standard is recommended to be modified, this feedback has been incorporated by Hansen into the planning advice. Following the tabulated analysis a summary is provided for each category.



Construction site of townhouse development. Photography by Sunlyt Studios

## Operational Energy

This theme focuses on energy efficiency, on-site renewable energy generation and energy supply, with the aim of achieving net zero operational carbon.



Rooftop solar photovoltaic panels at Burwood Brickworks. Photography by Kim Landy

## Operational Energy

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S1 A Net-zero carbon performance from all operational energy use must be achieved through a combination of measures	There is no design impact as this standard is met by a range of other standards (e.g. S2, S6, S8)	N/A	N/A	We recommend that the standard be removed and reinstated as an objective only as other standards deliver energy efficiency, prohibit fossil fuels, deliver on-site renewable energy generation and require off-site renewable energy purchasing.
S2 No natural gas or other onsite fossil fuel consumption is permitted  (*continued on next page)	Design / technical impact is generally negligible with the exception of very large buildings. No design responses created insurmountable issues with technical feasibility. In regard to hot water provision, in larger residential typologies, the most likely design response to meet the standard is a centralised electric hot water heat pump, which has a reasonably significant impact on roof plant spatial allocation (but does not result in a reduction of any residential space). Design responses for all other typologies 'swap out' gas instantaneous or storage hot water systems for either electric heat pumps (smaller residential) and electric instantaneous (non-residential).	<p>The cost impact varies. The electric alternative generally has a higher capital cost than the gas alternative, with the exception of the electric instantaneous which is marginally favourable in terms of capital cost. Whilst not included in our analysis of costs, where the infrastructure associated with gas is avoided altogether further cost reductions are available.</p> <p>In certain circumstances, electricity peak demand may trigger a contribution to network infrastructure (such as a transformer upgrade). There is an avoided future cost of retrofit (would be required to meet State and National carbon reduction targets).</p>	<p>All electric alternatives with the exception of electric instantaneous offer an operational energy and corresponding cost saving. Smaller residential typologies also offer the benefit of avoiding a supply charge for gas.</p> <p>Electric alternatives can further reduce carbon impact when matched with on-site renewable energy or completely remove operational energy emissions if there is a renewable electricity contract in place.</p> <p>Gas alternatives lock in fossil fuel dependence and do not allow for zero carbon in operation without offsets.</p> <p>Excluding natural gas also better aligns inclusion of demand management systems with potential future income. There is also greater certainty around achieving zero net emissions given the future emissions intensity of the electricity and gas networks are not locked in for the life of a building. Whilst carbon associated with grid electricity will decrease with clear policy and trend, for gas networks this is much less clear.</p>	<p>The standard has strong justification based on a range of benefits and manageable cost impacts.</p> <p>We recommend the standard be discretionary to allow for the very limited range of uses (e.g. commercial kitchens and industrial uses with high thermal loads) where further industry transition is required before a mandatory control can be introduced. This discretion should be applied in very limited circumstances.</p> <p>We recommend that the proposed Guidelines for Sustainable Building Design apply discretion for electric instantaneous systems for taller residential buildings and non-residential buildings.</p>

## Operational Energy

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
<p>S2 No natural gas or other onsite fossil fuel consumption is permitted</p> <p>(*continued from previous page)</p>	<p>The design response for all typologies for cooking was electric induction. For many of the typologies, induction was already specified. Induction cooking is now common in residential development (estimated to be approximately 25% of applications in City of Yarra in 2021) and no design responses created insurmountable issues with technical feasibility, however may contribute to peak electrical demand for the building. Food and beverage (commercial kitchen scale) may present some challenges from a market acceptance perspective.</p>	<p>The cost impact is approximately 25% at the dwelling level, but maybe partially offset by reducing piping costs from central gas supply.</p>	<p>Electric induction cooking is:</p> <ul style="list-style-type: none"> <li>_More efficient than gas cooking offering an operational energy saving</li> <li>_Safer than gas cooking</li> <li>_Able to be matched with renewable energy</li> <li>_Avoid health (air quality) impacts associated with indoor gas combustion</li> </ul>	<p>See above.</p>
<p>S4 Residential (Class 1 &amp; 2) and Aged Care (Class 3) only Residential developments should achieve an average 7 Star NatHERS</p>	<p>The design impact of meeting the proposed standard varies according to strategies employed and can be achieved using a variety of methods including passive solar design changes (orientation, window size, window placement, shading) or specification improvements (window performance, insulation).</p>	<p>No capital cost is incurred as the proposed standard is already recommended to be included in the proposed changes to National Construction Code (NCC) in 2022.</p> <p>If this does not occur it is highly likely that the Victorian government will take the step to 7-star themselves.</p>	<p>The heating and cooling energy consumption benefit of moving from 6 star to 7 star NatHERS is approximately 28% reduction in predicted energy use per m2. This benefit has not been incorporated in the cost benefit analysis, because the increase in thermal performance will likely be required through a building permit requirement in the short term.</p> <p>A health and wellbeing benefit would also be delivered related to the improvement in thermal performance.</p>	<p>We recommend that the standard be retained for completeness, but removed from the proposed planning scheme amendment if the proposed 7 star NCC 2022 standards (or Victorian variation) are confirmed.</p> <p>We recommend that aged care (Class 3) not be included as NatHERS is not an appropriate measure for this development type.</p> <p>We recommend that evidence from the <a href="#">following report</a> be used to support the evidence base if the proposed NCC 2022 changes are not adopted as drafted.</p>
<p>S5 Residential and aged care only Provide external natural clothes drying facilities that does not impact open space area or visual amenity</p>	<p>The design impact of meeting the proposed standard is restricted to amenity and visual obstruction issues. Many owners corporation rules still prohibit hanging clothes on balconies where they can be seen by other residents, but a range of flexible solutions are now available that nest drying clothes in behind the balustrade and also allow for the space to be usable for recreation when not in use. In an aged care setting, the impact is similar. Note that some planning overlays or restrictions on title prohibit clothes lines being visible from frontage.</p>	<p>Capital cost is negligible, so has not been sourced.</p>	<p>Benefits relate to operational energy savings, as outdoor drying avoids the use of clothes dryers but have not been quantified.</p>	<p>We recommend that the standard be retained in its current form, but more consultation occur with the aged care sector to ensure that guidelines for implementation do not impact private open space amenity.</p> <p>We recommend that the term open space be clarified (private open space versus public open space).</p>

## Operational Energy

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
<p>S6 Maximise onsite renewable energy generation to meet or exceed predicted annual energy use:                      Medium density only                      A 3kW minimum capacity solar photovoltaic (PV) system must be installed for each 1-2 bedroom dwelling and an additional 1.0kW per bedroom for each bedroom there-after. The electrical system should be designed to maximise on-site consumption of renewably generated electricity (i.e. minimizing grid export).</p>	<p>The design impact of solar PV for smaller residential typologies (single dwellings and town houses) is minimal, with roof spaces generally with adequate space provision to meet the standard.</p>	<p>Capital cost impact is now less than \$1,000 per kWp at this scale.</p>	<p>Solar energy generation offsets on site consumption of electricity creating an operational saving (with a return on investment of generally less than 5 years).</p> <p>There is a corresponding carbon reduction benefit.</p>	<p>We recommend retaining the standard, based on strong financial benefit to the occupant, but allowing some discretion, when there is conflicting roof space with an alternative use which has environmental or social benefit or when existing or an approved building will overshadow the roofspace.</p> <p>If roofspace is restricted, Building Integrated Photovoltaic (BIPV) Panels could be considered as an appropriate strategy to achieve the required solar PV capacity, however, should not be required.</p> <p>We believe this standard could apply to single dwellings as well as medium density.</p>
<p>S6 Maximise onsite renewable energy generation to meet or exceed predicted annual energy use:                      Apartments only                      Provide a solar PV system with a capacity of at least 25W per square meters of the development's site coverage, OR 1kW per dwelling. *Capacity of solar PV system:  <math>kW = \text{Site coverage (m}^2) \times 25 \text{ (W/m}^2) / 1000 \text{ (W/kW)}</math>. The system should be designed to optimise use of on-site generated electricity</p>	<p>The design impact of meeting the proposed standard for apartments is significant, especially for larger buildings. Based on the largest of the case studies (RES 1), a 38kWp system would be required to meet the proposed standard, however our analysis indicates that only 16kWp is achievable (with additional pergola shading structures to support panels over some communal terrace areas), based on rooftop capacity.</p>	<p>Capital cost based on industry standards remains below \$1,000 per kWp, but may be higher in certain circumstances.</p>	<p>Benefits are as above for all solar PV standards.</p>	<p>We recommend modifying the standard to account for discretion in circumstances where the amount of unencumbered roof space is not available to meet the standard.</p> <p>Whilst the standard could be modified in many ways, we consider that because the standard is unable to be met only when there are significant competing roof top uses, that the standard could be reworded as discretionary ie that buildings <b>should</b> provide the benchmark solar PV capacity.</p> <p>We recommend that proposed Guidelines for Sustainable Building Design should outline specific (narrow) circumstances where discretion may be required such as competing beneficial roof uses and existing or known future overshadowing.</p> <p>Standard S7 would drive optimisation of roof capacity to ensure the best available space for solar PV.</p> <p>Where apartments are a mixed use building (e.g. have ground floor retail), the standard for the predominant use in the development should apply.</p>

## Operational Energy

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
<p>S6 Maximise onsite renewable energy generation to meet or exceed predicted annual energy use:</p> <p>Industrial &amp; warehouse only All roofs must be structurally designed to be able to accommodate full PV coverage, excluding areas set aside for plant equipment or areas significantly shaded by other structures</p>	<p>The design impact of meeting this standard has not been tested as the existing structural load of the case studies was not able to be determined.</p> <p>However, we note that one case study planned to engage an engineer at building permit application stage to ensure the structural design allowed for the future installation of solar panels.</p> <p>Imposing a standard across a whole building is somewhat problematic, as in the vast majority of situations an industrial building would have a significantly larger roof than is required to match energy consumption with solar. Distribution network businesses routinely limit the size or export limit solar PV installation in business parks and industrial estates to ensure network issues don't occur. This would mean the roof is designed with capacity that is never needed. Portal frames are a highly cost effective solution and increasing loading would require changes to design.</p>	<p>Not able to be determined as it is not clear whether the base cases would have required alteration.</p>	<p>The benefit is that the structure allows for additional solar PV to be retrofitted at a future date, therefore reducing the retrofit cost of reinforcing a structure. This increases the feasibility of new solar being able to be accommodated.</p>	<p>We recommend engaging a structural engineer to provide targeted advice on the load requirements of an industrial roof to support solar PV to clarify differences with current NCC minimum requirements (including those proposed under NCC 2022) or standard designs.</p> <p>Depending on this advice, we caution applying a blanket structural improvement across the the whole industrial roof space unless the impact / cost is minimal. This is because the vast majority of industrial roofs will not be used for this future purpose. The embodied carbon of additional structural steel should also be accounted for in this decision.</p> <p>We recommend awaiting the outcome of the NCC 2022 provisions before confirming a decision.</p>

## Operational Energy

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
<p>S6 Maximise onsite renewable energy generation to meet or exceed predicted annual energy use: Industrial &amp; warehouse only Include a solar PV system that is: - Sized to meet the energy needs of the building(s) services (lightning, air- conditioning, industrial processes); or - Maximized based on the available roof area; or - When no industrial process is proposed, minimum 1.5kW per tenancy plus 1kW for every 150m<sup>2</sup> of gross floor area must be provided. The system should be designed to optimise use of on-site generated electricity.</p>	<p>The design impact of meeting this standard is negligible (subject to structural requirements above), as industrial roofs have expansive, flat roof space which can accommodate solar PV capacity without significant design implications. Generally speaking however, buildings do not always have a confirmed tenant when they are developed, so whether or not an industrial tenant has an energy intensive industrial process may not be known.</p> <p>The standard which would apply when no industrial process is proposed represents approximately 10% of available roof space.</p> <p>We note that in the case that a number of industrial buildings are co-located, that export of solar PV generation (which would occur on the weekends where occupation is low and equipment is not in operation) may cause localised network impacts and may have to be limited.</p>	<p>Capital cost based on industry standards remains below \$1,000 per kWp, not including any cost impact to increased structural capacity required to facilitate a solar PV system.</p>	<p>As above.</p>	<p>We recommend the standard be retained, but modified to encourage increased solar PV system sizes, where the roof can support the additional load and where an energy intensive industrial process is likely.</p>
<p>S6 Maximise onsite renewable energy generation to meet or exceed predicted annual energy use: Office, educational buildings, health facilities, aged care, student accommodation, commercial and other non-residential buildings Should install onsite renewable energy generation up to or exceeding predicted annual energy consumption</p>	<p>The design impact of meeting the proposed standard for non-residential buildings is significant, especially for larger buildings. Based on one of the non-residential case studies, a system of over 100kWp would be required, but the roof capacity based on some conservative assumptions will only account for 19kWp. Refer to the diagram on the following page.</p> <p>Alternatively, if applying a rate of 25W per square metre of the development's site coverage (similar to the apartments standard), the case study rooftops would have sufficient space to meet such a requirement.</p>	<p>Capital cost based on industry standards remains below \$1,000 per kWp, but may be higher in certain circumstances.</p>	<p>Benefits are as above for all solar PV standards.</p>	<p>We recommend that the standard be modified for consistency with the apartment standard.</p> <p>An updated standard could reference "a solar PV system with a capacity of at least 25W per square meters of the development's site coverage".</p>

# Operational Energy

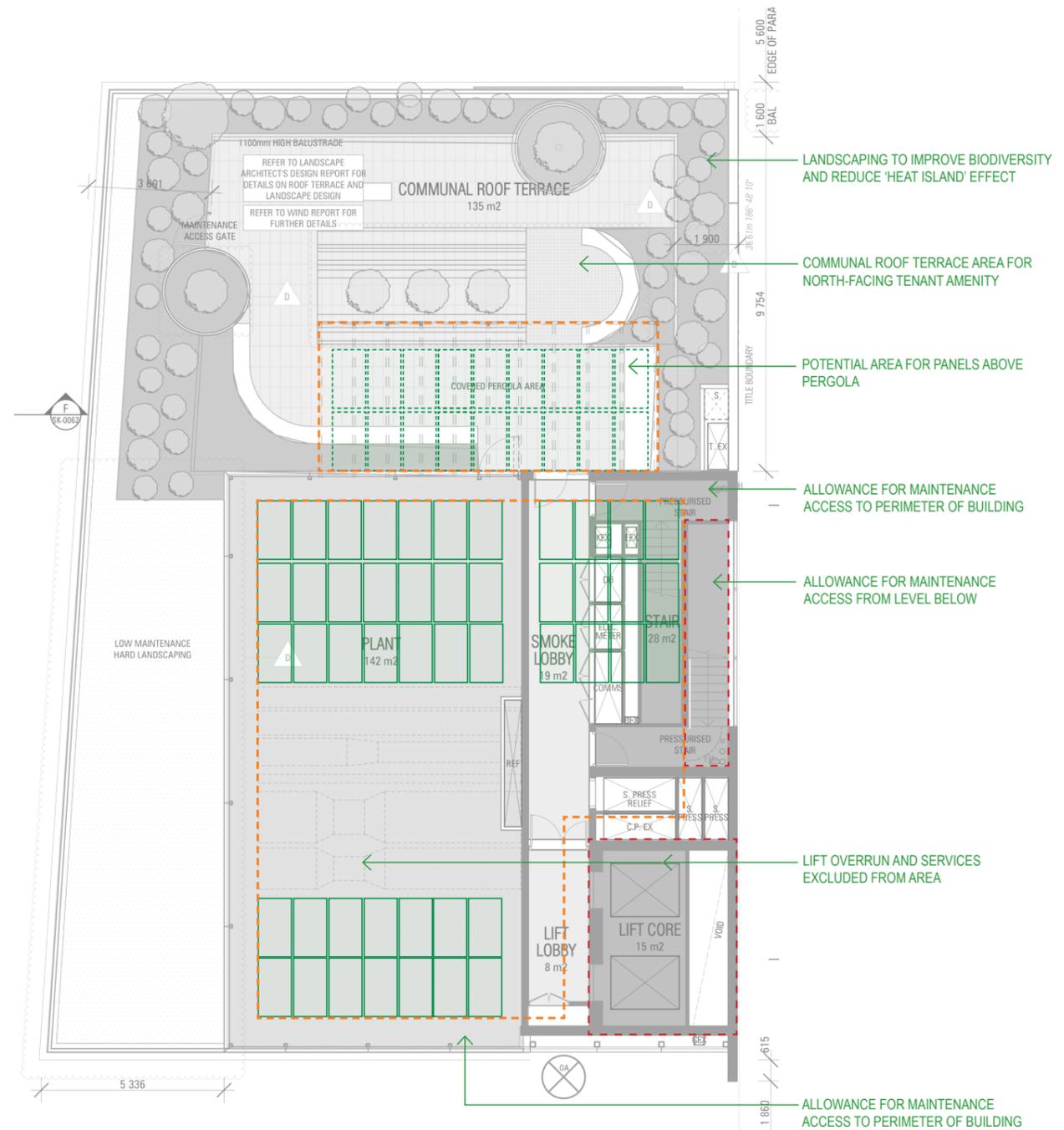


Diagram demonstrating potential solar photovoltaic capacity for the rooftop of an office case study. The image demonstrates 19.5kWp of solar. Image by JCB Architects

## Operational Energy

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S7 Maximise the opportunity to generate solar electricity on all roofs by: designing roof structures to accommodate solar PV arrays, minimise shading and obstructions, optimise roof pitch and orientation. The system should be designed to optimise use of on-site generated electricity	The design impact of the standard is confined to the smaller residential typologies where roof structures can be more complex. There are no major technical issues associated with maximising the opportunity, however a simplification of some roof lines will be required to meet the standard and deliver the solar PV target in Standard S6. Refer to the diagram on the following page.	No capital cost impact is expected, and in some circumstances may reduce the cost of the roof structure.	The benefit is documented in relation to Standard S6, however there may be an additional opportunity for dematerialisation and reduced waste if roof structures are simplified.	We recommend that the standard be retained in its current form, and that Guidelines for Sustainable Building Design provide guidance for architects and designers looking to maximise viable zones for solar rooftops.
S8 All residual operational energy to be 100% renewable purchased through offsite Green Power, power purchasing agreement or similar	There are no design impacts related to this standard.	No capital costs, but a minor Operational Expenditure (OPEX) impact which is being addressed through the cost benefit analysis.	Benefit is significant in terms of carbon reduction. When delivered in combination with S2 this standard delivers zero carbon for stationary energy for a building's operation (generally its largest emissions impact).	We recommend retention of the standard, based on the very high impact. Part B of this project further examines how operational energy management can be implemented through a planning mechanism.
S9 Design to enable for future renewable energy battery storage including space allocation	Design and technical feasibility was investigated for smaller residential typologies and industrial typologies only. The reason technical feasibility was restricted to these typologies / uses is that in all other circumstances, on-site renewable energy is unlikely to deliver a surplus of energy that would prompt the future inclusion of battery storage. Single dwellings and town houses had space in garages that could be reallocated to support battery storage and industrial buildings has significant space to support battery storage if it was financially viable at a future date.	No capital cost impact as no new space allocation required.	There is no quantifiable energy or financial benefit accruing from space allocation for future battery storage.	We recommend that the standard be removed in its current form, with the principle of future proofing embedded in a generalised standard which allows for future upgrades (but does not pick battery storage as a winner). Single dwellings and townhouses have garage storage space that can otherwise be converted and industrial buildings have ample space opportunity that can be reallocated. We also consider that EV integration may mean that batteries at the household level are not routinely specified or retrofitted in the numbers that were anticipated several years ago, so creating space specifically for them is not required.  We do not recommend inclusion in Guidelines for Sustainable Building Design or BESS.