

NEW SUMMARY OF SUBMISSIONS

Draft Local Planning Policy (LPP) 2.9 Environmentally Sustainable Design Considerations for Retail and Commercial Development

Advertising Date: 1 March 2024 to 21 March 2024

Submitter	No	Submitter Comments	Officer Comment
City of Vincent	1.	<p>The City of Vincent supports the Shire of Serpentine Jarrahdale Local Planning Policy 2.9: Environmentally Sustainable Design Considerations for Retail and Commercial Development. In encouraging sustainable built form outcomes, the policy measures detailed are suitable for the Shire to implement and will hopefully result in more sustainable outcomes. There are a few minor comments which the City would like to note for consideration to further strengthen the policy.</p> <p>It is suggested that the Life Cycle Assessment is moved to its own heading, instead of sitting under 'building materials' as a sub heading. The City has found the utilisation of LCAs extremely helpful in encouraging sustainable design and noting them as a specific policy measure rather than part of the 'building materials' measures may be helpful in promoting their use.</p> <p>Under the 'energy efficiency' heading, the inclusion of 5 star rating under GBCA is supported. Perhaps referring to the specific rating scheme may be useful (eg. Greenstar).</p> <p>The City recommends the measures identified in sections a-g under energy are expanded, with additional information provided where possible. For example, 'Electric Vehicle charging points' can be designed to a range of specifications (Level 1, Level 2 or 3) that may need to be detailed. Further, 'Energy efficient appliances' could refer to a specific threshold or star rating that is desired (perhaps following the GBCA minimum energy star ratings for appliances?). These will help clarify the policy for implementation.</p> <p>Overall, the City supports the Shire of Serpentine Jarrahdale in their efforts to improve sustainable design in commercial settings. The policy reads well and is suitable for the context of the local government area. The City is not directly impacted by the Draft Local Planning Policy, rather we have completed this feedback to support peer-to-peer engagement at a Local Government level.</p>	<p>Thank you for your submission.</p> <p>Shire Officers are of the view that the draft policy provides a sufficient level of specification to allow Shire Officers to assess the sustainability of developments and ensure that optimal built form outcomes are achieved. The draft policy provides a quantifiable measure to be achieved, being the 5-star rating, however, also allows for flexibility in how this rating can be achieved. This policy provision specifically references that the 5-star rating must be achieved in accordance with the <i>Green Building Council of Australia (GBCA)</i>. Therefore, although there is flexibility in the scheme which is utilised, the provision provides assurance to the Shire that these ratings will be in accordance with the overarching GBCA.</p> <p>The City of Vincent suggested that further specifications be detailed within Section 4.0 provisions a-g. This is not viewed as appropriate, given the broad range of development of which this policy may apply. Given the often mixed-use and varying nature of commercial development, the design aspects within Section 4.0 a-g are intended to remain as broad-scale, to allow for development-specific outcomes which are appropriately tailored to the nature of the proposed development.</p>

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			<p>Officers support the relocation of Life Cycle Assessments to become its own separate section. This is appropriate, given that Life Cycle Assessments are an assessment of environmental performance throughout the development's life cycle, and is not exclusively an assessment of building materials at the time of construction. For example, an LCA typically also includes consideration of element such as transportation, operation and end of life phases.</p>