

City of Greater Bendigo

Environmentally Sustainable Development (ESD) Building Policy

Approval Level:	EMT
Policy Type:	Organisational
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Responsible Officer:	Senior Sustainable Development Officer
Owner:	Climate Change and Environment
Responsible Director:	Healthy Communities and Environments
Relevant Legislation/Authority:	
DOCSETID:	3666955

1. PURPOSE

Well designed, all-electric, resource efficient buildings and developments are essential to creating a more sustainable and liveable Greater Bendigo for the benefit of current and future generations.

The purpose of this Policy is to align the City of Greater Bendigo's (the City's) own building program with the City's adopted strategic targets for environmentally sustainable development.

This includes to achieve, as articulated in the *Climate Change and Environment Strategy 2021- 2026* and the *Zero Carbon: Net Zero Emissions Plan for Council Operations 2023-2030*, net zero emissions from City operations by 2030.

Incorporating ESD when undertaking building works will achieve beneficial outcomes including:

- Increased resilience to a changing climate, for the City's buildings and the people occupying them, and for the services that the buildings enable.
- Reduced 'whole of life' building costs to the City, through improved operational efficiency.

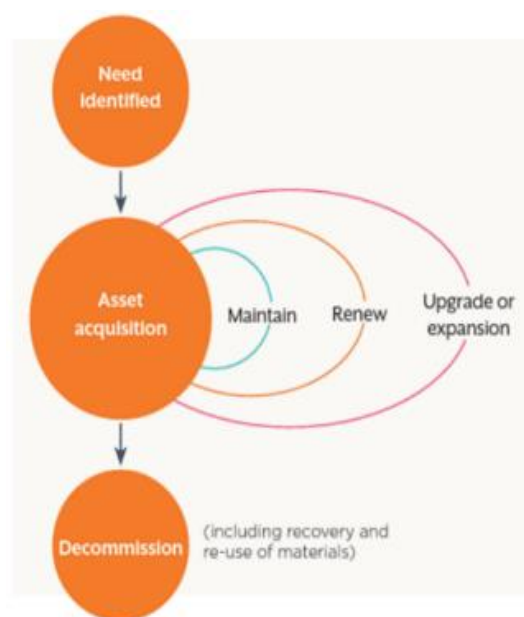
2. SCOPE

This Policy applies across all stages of the asset lifecycle as outlined in the City's Asset Plan 2022-2032.

It applies to capital works involving the City's assets including buildings, structures, and aquatic facilities; and the infrastructure associated with these works, such as hardstands (e.g., footpaths and parking), landscaping, onsite services (e.g., water, sewerage, electricity, gas, drainage), and existing and proposed vegetation.

This Policy should be read in conjunction with the City's Circular Economy and Zero Waste Policy that requires projects to ask for reused/ recycled/ recyclable product options.

This Policy requires a life-cycle approach to building works, consistent with the City's Circular Economy and Zero Waste Policy.



Asset Life Cycle, COGB Asset Plan 2022-2032

3. ESD TOOLS & STANDARDS

This Policy, to enable the City's strategic targets to be achieved, purposefully sets ESD benchmarks that exceed the requirements of the Greater Bendigo Planning Scheme and the National Construction Code 2022.

Accordingly, this Policy uses the following set of internal and industry accepted ESD tools:

- a) **Fixtures and Fittings Schedule:** an internal City guidance tool that specifies the fittings and fixtures to be used to meet the performance expectations of the Policy.
- b) **Sustainability Management Plan (SMP)** demonstrating the ESD commitments of a project and explaining their implementation. The SMP will include a Built Environment Sustainability Scorecard (**BESS**) assessment. BESS is an external ESD rating tool owned by the Municipal Association of Victoria and developed by Victorian local governments to measure how a proposed project will meet sustainable development benchmarks. A STORM water report is also required to assess water quality measures.
- c) **Green Star:** an external, recognised ESD rating tool managed by the Green Building Council of Australia (GBCA) that sets the standard for healthy, resilient, and net zero buildings and places.



4. ESD BENCHMARKS

The Table below articulates the Policy. It aligns project complexity, (as determined by the City's Project Complexity Calculator) with the ESD tool/s and benchmarks required, and the assigned responsibility.

Project Complexity	ESD Tool/s and Benchmarks	Responsibility
All projects	All projects must seek to create all electric buildings.	Project Manager
Simple Project	The Fixtures and Fittings Schedule is to be used.	Project Manager to utilise the Fixtures and Fittings Schedule.
Medium Project	<p>The Fixtures and Fittings Schedule is to be used.</p> <p>A Sustainability Management Plan is to be submitted, including a BESS assessment with a score of at least 60%, demonstrating <i>ESD Leading by Example</i>.</p>	<p>Project Manager to demonstrate compliance.</p> <p>Senior Sustainable Development Officer to assess documents submitted.</p>
Complex Project	<p>The Fixtures and Fittings Schedule is to be used.</p> <p>A Sustainability Management Plan is to be submitted, including a BESS assessment with a score of at least 70%, demonstrating <i>ESD Australian Excellence</i>.</p>	<p>Project Manager to demonstrate compliance.</p> <p>Senior Sustainable Development Officer to provide input at early concept stage, at agreed milestones, and assess submitted documents.</p>
Major Project	<p>The Fixtures and Fittings Schedule is to be used.</p> <p>5 Star Green Star building certification is to be achieved, demonstrating <i>ESD Australian Excellence</i>, or better.</p>	<p>Project Manager to demonstrate compliance.</p> <p>Senior Sustainable Development Officer to provide input at early concept stage, at agreed milestones, and assess submitted documents.</p>

5. BUDGET

It is the responsibility of the Project Manager to ensure Policy compliance by integrating ESD costs into the project budget. As a guide: Simple projects will require no to low additional budget, while Medium, Complex and Major projects may require a larger additional ESD budget allocation in the range of 3-9% (median 6%). Project managers should add 6% additional budget contingency for ESD performance improvements beyond minimum National Construction Code requirements, at the business case stage.

The cost of meeting Policy benchmarks on brownfield sites and renewal and expansion projects that renew, or upgrade/expand existing buildings may, in some circumstances, exceed the budget range of 3-9%. In these cases, the costs/benefits of increasing building performance and ESD scope should be considered on a project-specific basis.

6. SPECIAL CONSIDERATION

This Policy recognises that in some circumstances Policy compliance may not be achievable. When this occurs, the Project Manager, and the Senior Sustainable Development Officer are to discuss and agree on possible solutions. Where an agreement is, or cannot be reached regarding special consideration, the Project Sponsor (Simple and Medium projects) or Project Control Group (Complex and Major projects) must make the final decision to vary or waive all or part of the Policy benchmark requirements.

In cases of special consideration, the Project Manager is to strive to meet the intent of the Policy wherever reasonably achievable.

Insufficient allocation of budget for ESD is not, on its own, reasonable cause for special consideration or Policy non-compliance.

An example of where a special consideration may occur is heritage buildings e.g., due to building construction types and heritage protection guidelines.

7. RELATED DOCUMENTS

Employees are encouraged to refer to the following related internal documents, consistent with this Policy:

- [Asset Plan 2021-2025 \(ECM 4986087\)](#)
- [Project Complexity Calculator \(ECM 4223871\)](#)
- [Climate Change and Environment Strategy 2021-2026 \(ECM 4993643\)](#)
- [Zero Carbon - Net Zero Emissions Plan for Council Operations \(ECM 4993681\)](#)
- [Project Management Framework \(ECM 4339030\)](#)
- [Asset Management Plan ECM 3398470\)](#)
- [Asset Management Policy \(ECM 3695938\)](#)
- [Circular Economy and Zero Waste Policy \(ECM 4588131\)](#)
- [Capital Investment Framework \(ECM 3750027\)](#)

Further information or advice on this policy should be directed to the Climate Change and Environment Unit.

8. HUMAN RIGHTS COMPATIBILITY

The implications of this Policy have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

9. ADMINISTRATIVE UPDATES

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this, such a change may be made administratively. Examples include a change to the name of a Business Unit, a change to the name of a Federal or State Government department, and a minor update to legislation which does not have a material impact. However, any change or update which materially alters this document must be made with the approval of EMT or where required, resolution of Council.

10. DOCUMENT HISTORY

Date Approved	Responsible Officer	Unit	Change Type	Version	Next Review Date
Nov 2023	SD	CCE	Review (significant)	3	Nov 2027
Jun 2017	SF	SE	Review (significant)	2	Jun 2023
May 2008	BC		Develop	1	May 2017