

6. Pillar 2 - Elevating Good Design and Sustainability

Our homes will contribute to quality of life by accommodating the needs of the occupant, while creating a positive interface between the home and the street.

We will have well designed homes which are sustainable, accessible and high quality, regardless of typology, tenure or affordability.



Objectives

D1	To establish clear governance frameworks that celebrate design excellence
D2	To ensure that mid and higher scale housing development delivers high quality design outcomes
D3	To ensure communities benefit directly from development in their neighbourhoods
D4	To deliver housing that supports long term sustainability and increased canopy cover

RATIONALE

Raising the bar on design quality does not happen at once. It is vital that the elevation of good design is sought through the Housing Strategy and is supported by providing the appropriate mechanisms and tools that empower the community, developers and Council officers to make better design decisions.

The successful delivery of high quality design outcomes requires a robust dialogue between stakeholders at all stages of the process to ensure that expectations are shared. Council will need to lead by example in this regard, showing the way forward through implementing initiatives like a Design Excellence Program where good design outcomes can be celebrated and rewarded. Good design often involves innovation which introduces new ideas. Greater collaboration between design professionals and Council officers through design review processes and the use of the Banyule Medium and High-Density Built Form and Landscape Design Guide or similar guiding policy will help provide support for innovation in the delivery of housing.

Ensuring that urban transformation and housing growth occurs in a way that demonstrates that higher density can be done well is critical to long-term support for the Housing Strategy. If not done well, development could erode public trust and the social mandate to deliver further housing when the design outcomes fail to meet expectations. On large sites, where the scope for transformation is significant, masterplan processes are critical to ensuring the community has confidence in the transformation of the area over time and developers understand the expectations for development in the area.



It is also important to demonstrate what the public benefits of change will be if housing growth is to be received more positively by the community. This means more than ensuring that the building 'looks good'. It is about ensuring that the community is confident that, as new housing is built, and more residents move in, that the supporting infrastructure is fit for purpose for the expanding population. It is also about revitalising streets through increased foot traffic and activity, providing local parks of a standard that can support more people, managing parking

well and considering and planning for community, transport and essential services where they need to be upgraded. This requires effective planning led by Council to update and identify appropriate development and public open space contributions schemes to ensure that developers are paying their fair share of the future infrastructure. It also requires improved participatory planning processes to ensure that communities feel they are involved in the ongoing conversation about housing development in local neighbourhoods.

Banyule is strongly supportive of improving sustainability outcomes in our built environment and has outlined a clear goal to become carbon neutral community by 2040 as detailed in the Banyule Community Climate Action Plan. The Urban Forest Strategy also outlines a goal to achieve 30% canopy cover across all suburbs by 2050 which will require a substantial increase in tree planting across both public and private realm. These goals enjoy strong support from the community and their success is intrinsically linked to the quality of future housing development.

Objective D1

To establish clear governance frameworks that celebrate design excellence

STRATEGIES



- Improve dialogue and collaboration with housing developers who work or want to work in Banyule to improve understanding of design benefits and development expectations within the municipality.
- Improve understanding of good design across Council teams as relevant.
- Embed good design into the Banyule Planning Scheme through effective and clear integration into local policy, planning controls and strategies.
- Utilise government and independent design review panels such as the Office of the Victorian Government Architect (OVGA) and the Design Advisory Service (DAS) to provide support in the delivery of design excellence on significant housing developments.

ACTIONS



- Review and update the way that Council's planning process achieves good design in planning permit applications to allow for improved decision making.
- Embed good design into the Banyule Planning Scheme through effective and clear integration into local policy, planning controls and strategies.
- Establish a Design Excellence Program to advocate and champion improved design outcomes across the municipality.
- Establish participatory design processes for major public projects to involve the community in the transformation of their own neighbourhood.
- Investigate the opportunity for community groups to be involved in helping communicate expectations around future transformation and facilitate community led outcomes.





Objective D2

To ensure that mid and higher scale housing development delivers high quality design outcomes

STRATEGIES



- Provide guidance on how good design principles can be implemented in higher density development across the municipality.
- Ensure that good design outcomes are a non-negotiable, and not considered as a bargaining chip in achieving other key goals such as housing affordability, diversity, or building height.
- Support innovation in the delivery of new housing models that address critical housing issues, explore incentives to improve design outcomes on greyfield renewal and promote land consolidation in medium and high change areas.
- Ensure that high density development considers waste management systems and service infrastructure early in the design process.

ACTIONS



- Prepare a Banyule Medium and High-Density Built Form and Landscape Design Guide which shows how a development can achieve a wide range of design objectives.
- Provide regular internal urban design training to Development Planners to improve capabilities to negotiate good design outcomes.
- Offer information sessions to Banyule's development industry and potential planning permit applicants, to educate about Banyule's good design expectations.
- Identify and implement appropriate controls for significant sites and/or precincts where a comprehensive masterplan approach is warranted to provide greater certainty in the planning and design of future housing.
- Prepare Banyule Waste Management Standards for multi-unit developments which shows how a development can best incorporate waste management infrastructure.

Objective D3

To ensure communities benefit directly from development in their neighbourhoods

STRATEGIES



- Ensure that public infrastructure requirements are identified and delivered to the communities where future housing growth is planned.
- Ensure that housing development contributes to the quality of public open space.
- Ensure that the development levies collected through the contribution models are being fully utilised for maximum community benefit.
- Investigate sites which are suitable for greyfield renewal.
- Encourage the community to participate in the design processes for their neighbourhoods.

ACTIONS



- Undertake a review of existing and planned future infrastructure (e.g., drainage, waste services, open space, transport, community infrastructure) to identify where upgrades and/or expansion of infrastructure is required to appropriately support housing growth.
- Collaborate with other Councils and the Municipal Association of Victoria (MAV) to advocate to State Government for improved public transport infrastructure and services, and more financial support for local governments to provide the essential services necessitated by housing growth.
- Update and implement Development Contributions Plan to ensure the appropriate infrastructure to support housing growth is adequately funded.
- Investigate possible areas in Banyule which are suitable for a Greyfield renewal project.
- Review the existing Open Space Levy rate and update the planning scheme to ensure that new developments are directly contributing to the provision of quality public open space in areas where future housing growth is planned.

Objective D4

To deliver housing that supports long-term sustainability and increased canopy cover

STRATEGIES



- Strengthen sustainability standards and policies through the Council Alliance for a Sustainable Built Environment (CASBE).
- Seek ways to make residential development in Banyule more sustainable through the planning permit applications process.
- Ensure future planning scheme amendments continue to embed and improve sustainability standards into the Planning Scheme, particularly in relation to building efficiency, performance, landscape and tree canopy outcomes.
- Ensure any master planning processes for significant sites or areas within the municipality embed sustainability within the masterplan and consider how the objectives of key sustainability strategies, such as the Urban Forest Strategy are to be achieved through the planned development.
- Deliver housing that integrates well with the identified Public Realm typology of its context and leverages opportunities for WSUD and strengthening of public realm landscapes.
- Support precinct sustainability measures such as community batteries and other community scale infrastructure as part of major redevelopments and master planned communities.
- Support innovation in sustainable design outcomes including the use of new sustainable materials and technology in housing development.

ACTIONS



- Continue Banyule's involvement with the CASBE led planning scheme amendment to introduce an updated ESD policy.
- Continue to review planning permit applications against the ESD Policy to check that it is appropriately addressed and identify areas of improvement to negotiate stronger ESD outcomes.
- Continue to undertake ESD inspections on site of development to improve knowledge in the development industry and improve ESD outcomes during construction.
- Implement the *Urban Forest Strategy 2023* to increase or maintain canopy cover of 30% across all of Banyule via various implementation stages of the Housing Strategy and Neighbourhood Character Strategy.
- Provide regular internal training to Development Planners for reviewing ESD measures and initiatives in planning applications and improve capabilities to negotiate stronger ESD outcomes.
- Review the effectiveness of Banyule's ESD compliance program and implement improvements to maximise implementation.