

An architectural rendering of a modern, sustainable urban development. The scene shows a wide, paved pedestrian walkway lined with mature trees and modern, multi-story buildings. People are seen walking, sitting on wooden benches, and interacting in the public space. The buildings feature large windows and balconies, some with greenery. The overall atmosphere is bright and vibrant, suggesting a high-quality, walkable neighborhood.

Development Victoria

Clare Parry Director – Sustainability

For: MBAV Green Living Conference, 21st October 2022



Acknowledgement of Country

In the spirit of reconciliation, Development Victoria respectfully acknowledges the Traditional Custodians of Country throughout Victoria. We recognise their continuing cultural heritage and connection to land, and pay our respects to their Elders, past and present.

At Development Victoria, we create places for people.

We're a government agency partnering with industry leaders and local communities to transform ambitious ideas into reality. And together, we deliver places that make a genuine difference to the people of Victoria.



We reimagine iconic places like the Melbourne Arts Precinct and State Basketball Centre, develop precincts like Docklands and Fitzroy Gasworks, and build affordable and diverse homes where they're needed.



Developing entire precincts



Docklands

One of Australia's largest urban renewal projects

Now more than 60% complete and is home to more than 13,000 residents and 73,000 workers



Fishermans Bend Innovation Precinct

GMH site being developed into Australia's leading precinct for advanced manufacturing, design, engineering and technology excellence



Revitalising Central Dandenong

Revitalising Central Dandenong is a \$290 million project rejuvenating Dandenong's city centre, delivered with the City of Greater Dandenong, and the private sector



Fitzroy Gasworks

Renewal of the former Fitzroy Gasworks site into a new urban village

Affordable Build to Rent pilot

Reimagining iconic public places



Melbourne Arts precinct

The project will deliver 10,000 square meters of exhibition space, NGV Contemporary, public open space and new creative hub



State Basketball Centre

Creating one of Australia's leading basketball facilities and supporting the continued growth of basketball and gymnastics at local and elite levels



Melbourne Park Redevelopment

The creation of a world-class sports and entertainment precinct to support Melbourne's broader tourism sporting and major events strategies



Geelong Arts Centre

Deliver new and enhanced facilities that will vastly improve visitor and performer experience, with improved creative space for the Geelong community and the capacity for future growth

Creating communities



Olio Officer

Affordable homes in the heart of Officer

Priority Access provides moderate-income earners with the opportunity to buy homes before they're made available to the open market



Cairnlea

The final stage of Cairnlea, delivering diverse and affordable homes, and open spaces



Habitas Aurora

Habitas is the latest stage of the Aurora residential development in Wollert, providing 89 new affordable homes for the northern suburbs



Riverwalk, Werribee

Sustainable mixed-use community with diverse housing options and a wide range of community facilities

Deliver government policy through affordable and sustainable property development and capital works projects to achieve social and economic outcomes for the Victorian community.



Making Victoria a great place to live.

Collaborate



We are stronger as a team
We embrace partnerships
We are passionate

Innovate



We find new ways
We strive to be better
We are empowered to grow and adapt

Deliver



We find complete solutions
We add value
We are all accountable

Policy pillars

Development Victoria's approach is underpinned by five policy pillars

1

Housing



Promoting and delivering housing diversity and affordable housing

2

Economic development



Delivering projects to drive economic development

3

Urban renewal



Planning and developing strategic urban renewal precincts

4

Value creation and capture



Pursuing value capture and creation opportunities

5

Social and economic infrastructure



Delivering social and economic infrastructure

SUSTAINABILITY: INTEGRATE + EMBED IN EVERYTHING WE DO



Sustainability objectives

At Development Victoria we're taking action on climate change, with a strong and clear commitment to creating a sustainable future for our staff, the community and all Victorians.

- To deliver **best practice**
- To facilitate **accountability** and **performance reporting**
- To assist meeting **Government** and **community expectations** for **strong sustainability outcomes** on DV developments

SUSTAINABILITY: INTEGRATE + EMBED IN EVERYTHING WE DO

Priority Areas



Carbon

- Carbon Neutral
- Net Zero
- Climate Positive



Nature

- Biodiversity
- Building with Nature
- Nature-based offsets
- Water



Liveability

- Healthy buildings & places
- Connectivity & Mobility
- Places for Children



Circular Economy

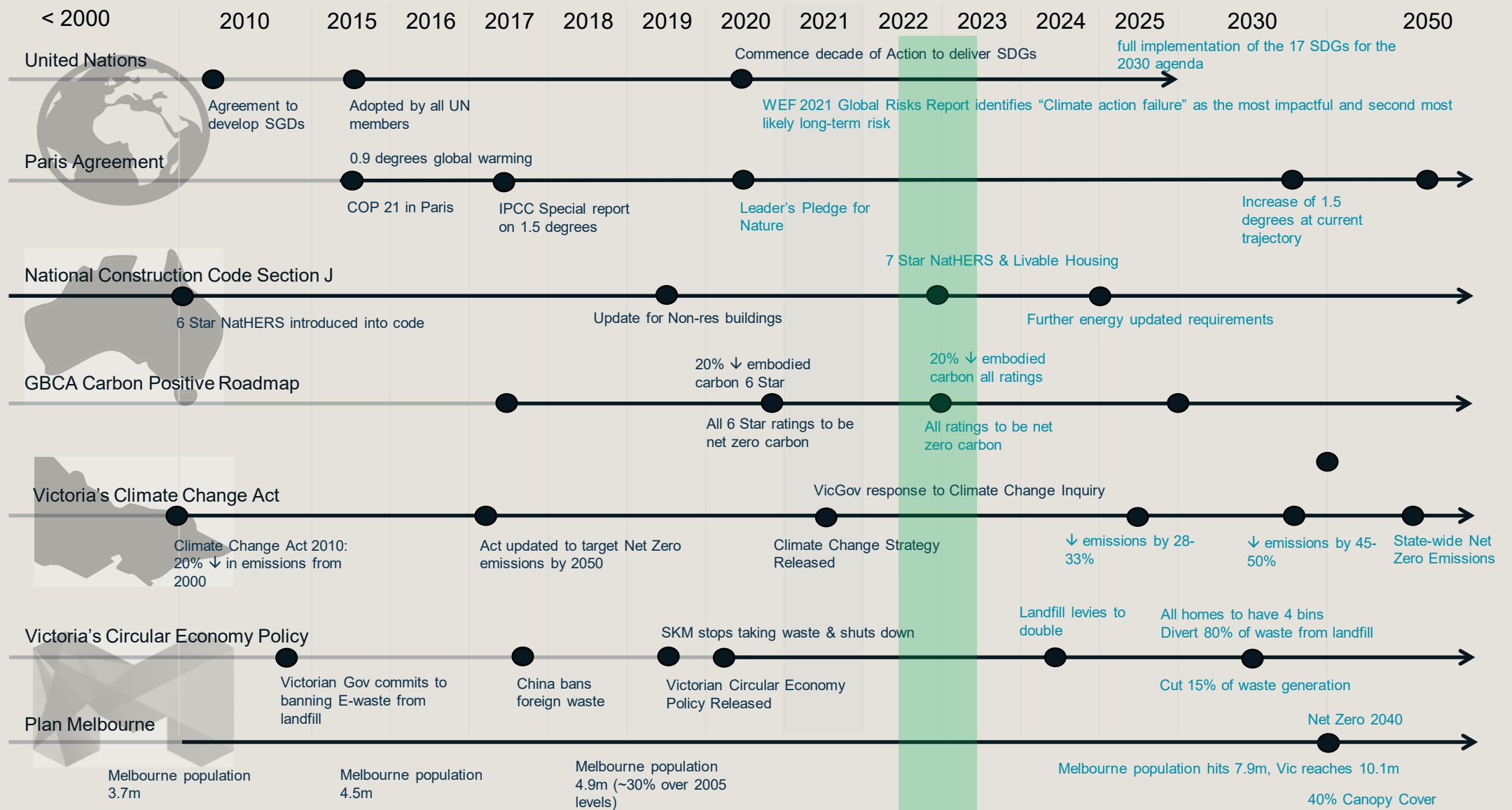
- Supply Chains
- Zero Waste
- Integrated Water Design



Value

- Value of Sustainability
- Marketing Sustainable Homes
- Sustainability in our Brand
- Risk – Climate & Nature

Context



Diverse communities

- Offering homes of varying size and price to cater for different lifestyles and budgets
- Building homes where there are already good services such as transport, jobs and schools
- Creating vibrant places that enrich the local area with outdoor spaces and community facilities
- Industry best practice sustainability outcomes
- Aim to offer at least a quarter of the homes we build to households that earn less than \$131,500 per year



Fitzroy Gasworks
(artists impression)

Development Victoria is committed to delivering **robust and consistent** sustainability outcomes

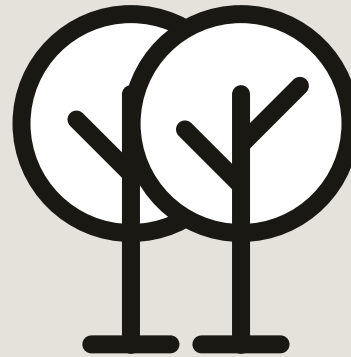


1

DELIVER BEST PRACTICE

DELIVER

...means we are **optimising** the sustainability outcomes of projects, in line with DV's Best Practice Requirements, balanced with other project aspirations and/or targets. **We are the project stewards towards a better future.**



2

CARBON NEUTRAL BY 2030

INNOVATE

...means we are tracking against our pathway to Carbon Neutral 2030 and assessing opportunities to **reduce our impacts** on every project. **We actively lead towards carbon neutral outcomes**



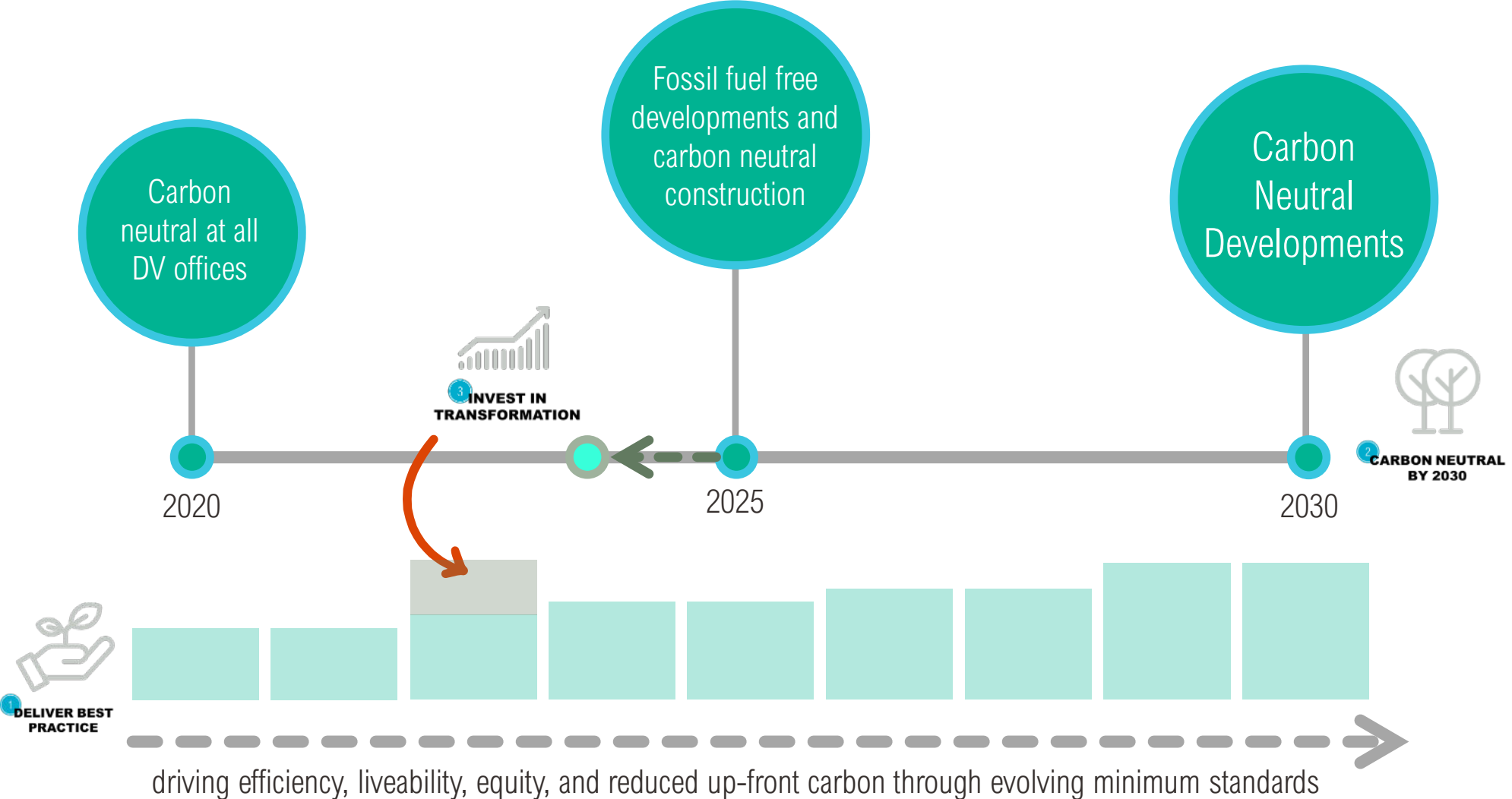
3

INVEST IN TRANSFORMATION

COLLABORATE

...means we seek opportunities to innovate and partner on every project in a pragmatic and transparent way. **We seek to harness opportunity and reduce future risks.**

Development Victoria's sustainability approach



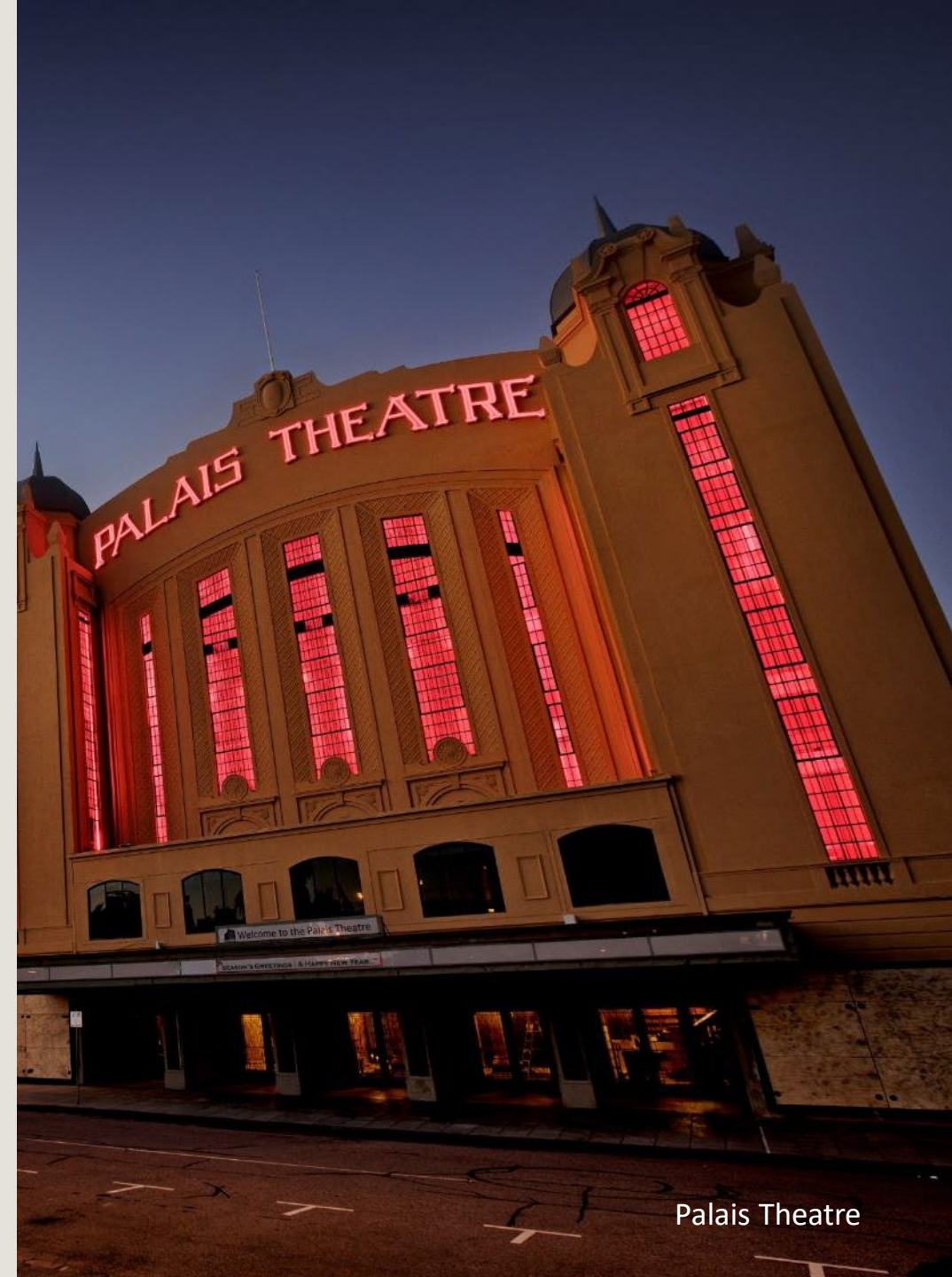
Best Practice – *what is it?*

- 30% better than code energy compliance
- Minimum 20% Provision for EV charging
- 40% Renewables on site
- Gold standard of Livable Housing Australia (%)
- 95% construction waste diversion
- Implement a Circular Economy strategy
- 35% reduction in water demand
- 100% public place water from non-potable sources
- Integration of Passive House Principles
- Integration of Universal Design Principles
- Maximise on site water reuse
- Reduce Urban Heat Island on all developments
- Sustainable Transport Plan
- Biodiversity Management Plan
- Community Resilience and Climate Adaptation Plan
- Future climate for design
- Integration of WELL Building Principles
- Assess lifecycle costs
- Verification: Green Star Communities or Buildings

performance requirements

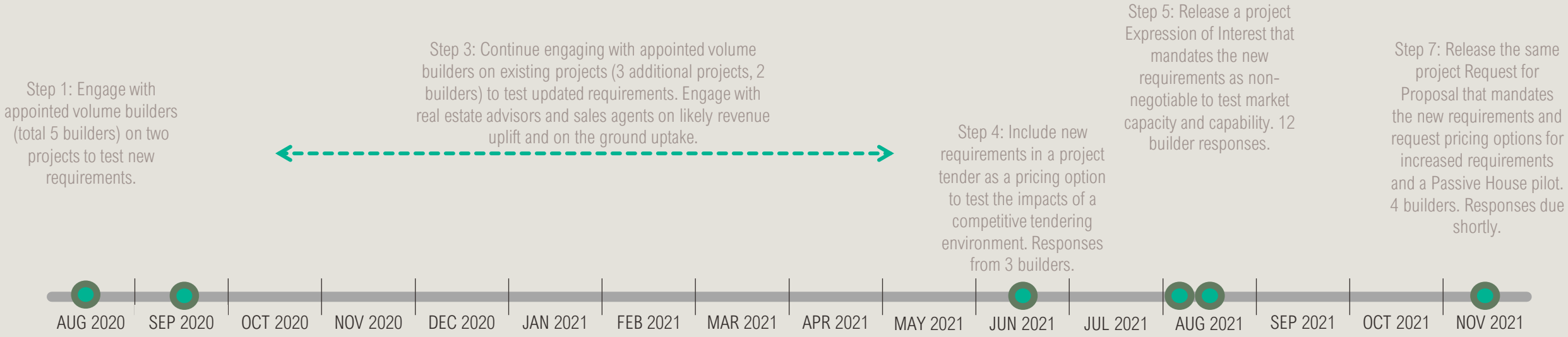
process requirements

verification



Palais Theatre

Translating our Best Practice Requirements for homes



Step 2: Alter wording of new requirements to suit volume builder market.



take an off the shelf product



iterate... and iterate some more



build a Green Star Home

Step 6: Update requirements to include induction cooktop as standard. Mandate new requirements for all future project stages across Development Victoria's portfolio.



Participation in Green Star for Homes pilot



Translating Best Practice for homes

Lesson 1: Volume builders streamline their supply chains. Any “standard” requirements (for now) must focus on being:

- ***Off the shelf:*** Initiatives that don’t impact the standard product’s form
- ***Readily available:*** Technology and products that are part of the current supply chain
- ***Bang for buck:*** Initiatives that significantly impact both the quality and ongoing costs of the homes
- ***Buildable:*** Construction methods that require skills that are widely available within the construction industry

Lesson 2: Leveraging the competitive environment reduces the cost uplift to the developer.

- Range of uplift costs for implementation under existing appointments was \$22,000 - \$37,000 per home
- Range of uplift costs for implementation as optional pricing in a competitive tender was \$0 - \$15,000 per home depending on solar PV system size.

Lesson 3: All electric is easily deliverable for the built form asset, and can be offered as the base product. However

- There are current implications for ‘gold plating’ electricity infrastructure based on increased demand assumptions and these are at times inconsistent with the rebate reduction offered for the ‘demand reduction’ based on the mandating of solar. Developers have the potential to be hit twice in infrastructure costs.
- There are inconsistent approaches to whether or not gas infrastructure still needs to be put in the ground if there is technically no demand.



Our Minimum Standard for Homes:

- Minimum 7 Star NatHERS (*since 2020*)
- Carbon neutral enabled operation:
 - all electric: including heat pump DHW + induction cooktops
 - minimum 5kWp solar PV
 - EV charger ready or installed
 - 3-phase power where required
- Urban heat island mitigation
- Water efficiency
 - minimum WELS ratings for fixtures & fittings
 - minimum 2kL rainwater tank + drip irrigation
- Healthy homes:
 - low TVOC paints, adhesives, sealants & carpets
 - low formaldehyde engineered wood products
 - Flicker free lighting

Let's work together

Clare Parry | Director – Sustainability
clare.parry@development.vic.gov.au

