

Beyond Planning: Working with Developers to Achieve ESD

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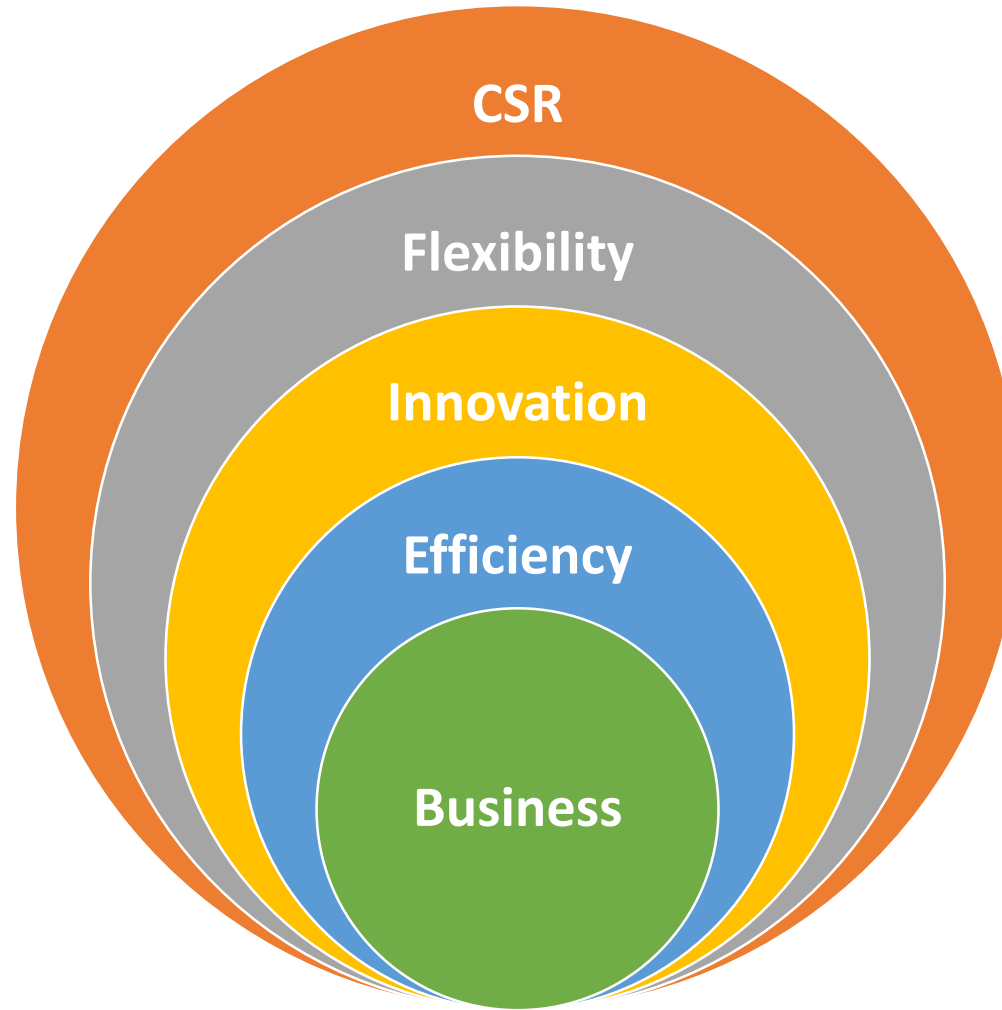
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Motivations



Strategies with Developers

- Council integration of benchmark ESD
 - Policies, strategies, action plans
 - Lead by example
- Collaboration
- Trust



Industry Engagement

- Communicate vision, expectations and intentions to developers
- Allow feedback processes
- Mechanisms:
 - Information dissemination
 - Industry seminar/breakfast
 - Trade shows



Community Engagement

- Community drives the market
- Council educate community
- Working with developers:
 - Public consultation processes
 - Display home – Zero Carbon prototype (or similar)

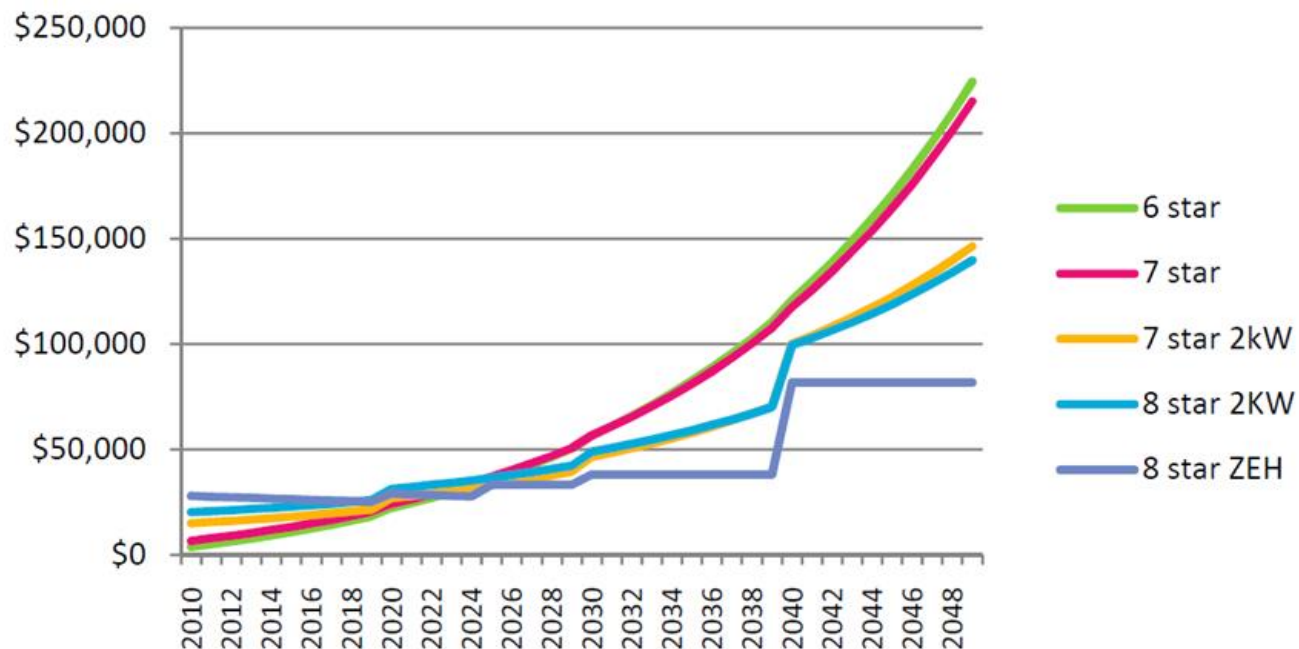


Figure: Accumulated through life costs (including upfront costs, yearly energy costs, technology replacement costs and feed-in tariffs) across time.

Source: Moore, T., Morrissey, J. E. and Horne, R. E. (2010) "Cost benefit pathways to zero emission housing: Implications for household cash-flows in Melbourne", In Proceedings in *NZSSES: Transitions to Sustainability Conference*, Auckland, New Zealand.

Urban Design Guidelines

- Consistency on design
- Internal approvals process for each builder
- Inclusion of environmental standards
 - Sustainability compliance form
- Alignment of benchmark ESD outcomes across development



