
Sustainability Covenant

AURORA SUSTAINABILITY COVENANT

August 2006

Between Environment Protection Authority, VicUrban, Yarra Valley Water and City of Whittlesea.

1. SUSTAINABILITY COVENANT

This voluntary SUSTAINABILITY COVENANT is a statutory agreement under section 49AA of the *Environment Protection Act 1970*

Between:

Environment Protection Authority (EPA Victoria)

of 40 City Road, Southbank in the State of Victoria;

-and-

Victorian Urban Development Authority (VicUrban)

of 700 Collins Street, Docklands in the State of Victoria;

-and-

Yarra Valley Water Limited (Yarra Valley Water)

of Lucknow Street, Mitcham in the State of Victoria;

-and-

Whittlesea City Council (City of Whittlesea)

of Ferres Boulevard, South Morang in the State of Victoria;

In which:

The parties agree to work together to:

- increase the efficiency with which resources are used at Aurora
- reduce the ecological impact of Aurora.

EPA Victoria is of the opinion that this sustainability covenant is likely to be effective in increasing the resource use efficiency and reducing the ecological impact of Aurora, and as such is a signatory to this sustainability covenant.



Yarra Valley Water
a fresh approach



City of Whittlesea

VicUrban 
remember the future



because this is our home

AURORA SUSTAINABILITY COVENANT

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AURORA SUSTAINABILITY COVENANT

2. PREAMBLE

Aurora is a residential development project seeking to demonstrate the viability and practicability of Sustainable Urban Design on a large scale. All aspects of Sustainable Urban Design will be addressed at Aurora, including the creation of an urban form that supports community formation, live-work opportunities, public transport and retention of high-quality environmental areas.

Aurora will be the first residential development of this scale in Victoria to recycle wastewater for toilet flushing, external residential use and public open space irrigation. It will also be the first neighbourhood in Victoria where every house will achieve a FirstRate energy efficiency rating of at least six stars.

Aurora will take up to 15 years to complete and residents will commence living at Aurora in August 2006. It is recognised that as the development progresses the roles of each covenant signatory at Aurora will change; VicUrban's role as the developer will eventually conclude, whilst the roles of City of Whittlesea and Yarra Valley Water as service providers to residents will increase.

This sustainability covenant will be in place for 15 years. From time to time, the covenant will be updated to ensure it delivers continuous improvement, reflects changes and improvements in sustainable development, and also to reflect any changes in the roles of each signatory as the development phase progresses.

Beyond the design and construction of Aurora, residents will also significantly influence the ecological footprint of Aurora, and the signatories to

this covenant are committed to providing support to Aurora residents aspiring to reduce their impact on the environment.

Importantly, the signatories are also committed to sharing knowledge gained through their experience at Aurora to promote the take-up of Sustainable Urban Design throughout Victoria.

Internet sites containing information related to subjects mentioned in this sustainability covenant can be accessed by clicking on the words underlined in the electronic version of this document available at www.epa.vic.gov.au.

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3. AURORA

3.1 About Aurora

Aurora is a 622-hectare area located in Epping North. It is within a 20 km radius of Melbourne's central business district and is within easy commuting distance of the fast-developing Cooper Street Employment Precinct.

The construction of Aurora will be staged over approximately 15 years and once completed will provide housing for more than 25,000 people. The majority of its 8500 dwellings will be medium to low density. Urban design will play a significant part in creating sufficient population density to support public transport infrastructure, which is proposed to be extended to the site.

Aurora is remote from urban services such as sewer (which will not be available for a number of years), but is ideally located to provide an opportunity to create a new community based on sustainable development principles. A recycled water system, in which wastewater will be collected from all homes and treated and recycled to houses through a dual-pipe system, will achieve a reduction in potable water use of about 50 per cent compared with traditional developments.

The key to successful sustainable development at Aurora will be the implementation of strategies that work within the local context. Integrated strategies that consider all aspects of sustainable design, such as water, energy, materials, waste and transport, have been developed based on extensive research and collaboration with relevant areas of industry and government. These strategies will be reviewed and updated throughout the 15-year development

phase to ensure the highest possible level of sustainability is achieved at Aurora.

3.2 Guiding Principles for Aurora

VicUrban has developed comprehensive *Guiding Principles and Objectives* for the design and development of Aurora. This sustainability covenant aligns with many of VicUrban's objectives for Aurora and provides a framework for implementing actions that will assist to achieve these objectives.

4. ABOUT THIS SUSTAINABILITY COVENANT

4.1 Aim of the Covenant

The key aims of this sustainability covenant are to:

- increase the efficiency with which resources are used at Aurora and reduce the ecological impact of Aurora
- foster community interest and involvement in sustainability initiatives
- encourage the incorporation of sustainability principles and innovations into new property developments
- provide recognition to the covenant signatories for the leadership they are showing with respect to Aurora.

The focus of this sustainability covenant is environmental sustainability. Whilst this sustainability covenant does not attempt to assess social and economic benefits, these have been considered during the development of the commitments contained within this sustainability covenant.

4.2 Life of the Covenant

The parties have agreed that this sustainability covenant will operate for a period of 15 years from the date of this agreement.

The construction of Aurora will take up to 15 years, and it is recognised that as the development phase progresses, VicUrban's role in Aurora will decrease with time, whilst the role of City of Whittlesea and Yarra Valley Water as service providers will increase. It is also recognised that as technologies and

standards change, these will be reflected within the development. For these reasons, reviews of the sustainability covenant will be undertaken annually for the first five years and biennially thereafter.

Towards the end of the 15-year period, the parties agree to examine the need for a further sustainability covenant. If two or more parties agree to establish a new covenant, it would commence at a time agreeable to those parties.

5. ABOUT THE SIGNATORIES TO THIS SUSTAINABILITY COVENANT

5.1 VicUrban

VicUrban is the Victorian Government's new sustainable urban development agency. It is a merger of the former Docklands Authority and the Urban and Regional Land Corporation.

VicUrban has a key implementation role under the State Government's sustainable urban growth strategy, Melbourne 2030, and specialises in the development of difficult sites, urban renewals, developments which assist regional economic growth and designated Transit Cities and Activity Centres near transport facilities. VicUrban also aims to deliver more sustainable communities.

VicUrban's Aurora project includes water sensitive urban design and technology, innovations in the use of wastewater, stormwater and rainwater as well as innovations in energy efficiency, waste management, transport planning and urban design. Aurora is heavily aligned with the corporate objectives of VicUrban to lead initiatives in sustainability and demonstrate innovation in sustainable urban development practices. VicUrban aims to lead private industry in the adoption of such practices through demonstration.

VicUrban recognises that improvements in sustainability can only be achieved through collaborative partnerships and is therefore pleased to be involved in this sustainability covenant with EPA Victoria, Yarra Valley Water and City of Whittlesea.

5.2 Yarra Valley Water

Yarra Valley Water provides water and sewerage services to more than 1.5 million customers in the northern and eastern suburbs of Melbourne. It is the largest of three retail water businesses providing these services to Melbourne. Yarra Valley Water is a commercial concern with a Board of Directors appointed by the Government and operates under the Corporations Act 2001. It is a government-owned business.

Yarra Valley Water is committed to creating water and sewerage services that meet the needs of its customers and operate within nature's carrying capacity. It is working towards having the least possible impact on the environment and is striving to become a sustainable water company.

Yarra Valley Water's commitment extends to adopting the Natural Step framework to integrate and guide the business towards operating in a sustainable way. From Yarra Valley Water's perspective, an activity is sustainable when it meets the Natural Step four system conditions as stated below.

In a sustainable society, nature is not subject to systematically increasing: (1) concentrations of substances extracted from the earth's crust; (2) concentrations of substances produced by society; (3) degradation by physical means; and in that society; (4) human needs are met worldwide.

Alternative water and sewerage services have the potential to reduce the demand on potable water at Aurora by up to 50 per cent compared to traditional supply. As such it is an excellent demonstration site to show how such services can be supplied in a more sustainable way. The proposal is for Aurora to

achieve this using demand management, rainwater tanks, and recycling treated wastewater back via a dual-pipe system for toilet flushing and garden use.

5.3 City of Whittlesea

The City of Whittlesea is located on the metropolitan fringe 20 kilometres to the north of the Melbourne Central Business District. Covering an area of 487 square kilometres, the city is geographically one of the largest municipalities in metropolitan Melbourne.

Residents of the city come from a diverse range of cultural backgrounds, with a very high percentage of residents born in other countries. Over half of the residents are from non-English speaking backgrounds.

The municipality's population has grown at a rapid rate during the past 30 years, more than quadrupling from 27,000 in 1969 to approximately 130,000 in 2006. The City's population is currently growing at 2.6 per cent per year and is projected to expand to over 140,000 by 2011. Ultimately the total population is expected to be over 220,000.

Council is committed to best practice in sustainability planning and all proposed new developments are subjected to a rigorous assessment to consider the impact on the environment and to ensure that future communities are well designed and well planned, and have access to facilities and services that help create a strong sense of place and a socially robust community.

5.4 EPA Victoria

EPA Victoria has a charter to protect the Victorian environment. EPA works alongside the community to achieve its aims, involving and empowering individuals, communities and businesses, encouraging them to take shared responsibility and action. EPA's task as Victoria's environmental watchdog is to help establish environmental benchmarks, report on progress and alert the community when environmental quality is threatened.

EPA operates having regard to the principles of environment protection identified in the *Environment Protection Act 1970*. These principles integrate sustainable economic growth objectives with social development and environmental stewardship. In particular, these principles reflect the integration of triple-bottom-line approaches into EPA's decision making.

Whilst EPA has a regulatory role at Aurora, which focuses on the wastewater treatment and reuse system, EPA recognises that the magnitude of improvement that can be achieved through a holistic, life-cycle approach to environmental management is far greater than that which can be achieved through focusing solely on environmental impacts from point sources. EPA Victoria believes this sustainability covenant supports such an approach.

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6. COMMITMENTS MADE BY THE SIGNATORIES

The following commitments are intended to achieve the aims of this covenant. The proposed actions are examples of how the commitments will be met.

6.1 Shared Commitments

All signatories to this covenant make the commitments outlined below. VicUrban will lead the implementation of these commitments. As the development phase progresses, the parties will reassess who should lead the various shared commitments.

Commitments	Proposed Actions
6.1.1. Promote sustainability awareness and share information to facilitate progress in sustainable urban development.	<ul style="list-style-type: none">(a) Make information about lessons learnt through implementing Ecologically Sustainable Development (ESD) at Aurora publicly available.(b) Participate in working groups with organisations such as Water Services Association of Australia (WSAA) to develop common guidelines for alternative service delivery methods and approaches as opportunities arise.(c) Contribute to the development of a model management plan and guideline for managing environmental and public health issues associated with dual-pipe networks.(d) Commission research to evaluate the sustainability elements of Aurora and make public any findings.
6.1.2. Foster community ownership of and engagement in sustainability initiatives at Aurora.	<ul style="list-style-type: none">(a) Provide information to residents about the value of environmentally sustainable housing, sustainable living, ESD, and cultural and natural heritage.(b) Provide support for, and where appropriate undertake the development of, community engagement and decision making frameworks such as Neighbourhood Environment Improvement Plans, Sustainability Street and TravelSmart.(c) Provide guidance to residents on using measurement tools such as the eco-footprint, and actions residents can take to achieve eco-footprint savings.

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<p>6.1.3. Review, measure and report on the sustainability performance of Aurora.</p> <p>(See also Section 7 below)</p>	<ul style="list-style-type: none"> (a) Develop sustainability indicators for Aurora and report against these indicators. (b) Utilise the eco-footprint methodology to communicate and measure the environmental impacts of Aurora, benchmark performance and encourage improvement. (c) Review and modify the products, technologies and processes used throughout the life of Aurora on a regular basis. (d) Provide regular reports to the community, contractors and other key stakeholders on performance relative to resource efficiency targets.
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6.2 VicUrban Commitments

VicUrban makes the following commitments:

Commitments	Proposed Actions
<p>6.2.1. Reduce potable water consumption by 50 per cent compared to conventional development.</p>	<ul style="list-style-type: none"> (a) Install infrastructure for use of recycled water for toilet flushing, external residential use, public open space irrigation and firefighting. (b) Require the installation of at least ‘AAA’ rated fittings and encourage the use of water-efficient appliances at both residential and commercial premises. (c) Provide a pressure-reducing valve at the meter to restrict the mains water pressure to 500 kPa. (d) Develop and trial a system for the harvesting of rainwater for hot water substitution within each household and make results publicly available.
<p>6.2.2. Implement best-practice stormwater management.</p>	<ul style="list-style-type: none"> (a) Incorporate Water Sensitive Urban Design principles to improve stormwater quality, maximise its reuse and provide effective litter control.
<p>6.2.3. Reduce overall energy use and greenhouse gas emissions generation.</p>	<ul style="list-style-type: none"> (a) Maximise solar orientation for each house lot. (b) Require as a minimum a ‘6 Star’ FirstRate energy rating for each house designed and built within Aurora. (c) Require builders to install energy-efficient appliances within households as outlined within the Aurora Design Controls.

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Commitments	Proposed Actions															
	<ul style="list-style-type: none"> (d) Require builders to install gas-boosted solar hot water systems for each house within Aurora. (e) Provide as an option the installation of hot-water ring mains and hydronic heating. (f) Pursue with Sustainability Victoria the option of installing solar orchards at Aurora. (g) Utilise energy efficient lamps within street lighting throughout the estate. (h) Investigate other greenhouse gas emission-reduction opportunities such as a carbon sequestration program. (i) Where possible, use green power at Aurora. (j) Minimise the energy use in design, construction, materials and maintenance through utilising environmentally friendly materials, implementing onsite recycling and construction waste management programs. (k) Work closely with Sustainability Victoria to investigate the option of developing a monitoring and reporting program for energy use. 															
<p>6.2.4. Reduce civil and building construction waste going to landfill by 95 per cent, compared to conventional developments, within two years.</p>	<ul style="list-style-type: none"> (a) Provide training and education to the builders and their subcontractors in the avoidance and management of waste within Aurora. (b) Implement the following construction waste reduction and reuse targets: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;">Time Frame (from commencement of construction)</th> <th style="text-align: left;">Materials (including traditional waste) recycled or reused</th> <th style="text-align: left;">Waste sent to landfill</th> </tr> </thead> <tbody> <tr> <td>0 to 6 months</td> <td>70%</td> <td>30%</td> </tr> <tr> <td>6 to 12 months</td> <td>80%</td> <td>20%</td> </tr> <tr> <td>12 to 18 months</td> <td>90%</td> <td>10%</td> </tr> <tr> <td>18 to 24 months (plus)</td> <td>95%</td> <td>5%</td> </tr> </tbody> </table> (c) Work closely with Sustainability Victoria to develop a reporting, monitoring and auditing program for the management of waste. 	Time Frame (from commencement of construction)	Materials (including traditional waste) recycled or reused	Waste sent to landfill	0 to 6 months	70%	30%	6 to 12 months	80%	20%	12 to 18 months	90%	10%	18 to 24 months (plus)	95%	5%
Time Frame (from commencement of construction)	Materials (including traditional waste) recycled or reused	Waste sent to landfill														
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12 to 18 months	90%	10%														
18 to 24 months (plus)	95%	5%														

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Commitments	Proposed Actions
6.2.5. Optimise the use of sustainable materials.	<ul style="list-style-type: none"> (a) Infrastructure – Maximise the use of rock and topsoil excavated at Aurora within the development. (b) Houses – Maximise the use of local, recycled, low VOC-emitting and low embodied-energy materials and products, through adoption of the materials guide developed by RMIT Centre for Design. (c) Public facilities – Liaise with City of Whittlesea to undertake life-cycle assessment of materials and products used in the public open space. (d) Work with RMIT Centre for Design and City of Whittlesea to utilise ESD-compatible building products within community buildings at Aurora.
6.2.6. Maintain, protect and enhance the natural environment of Aurora.	<ul style="list-style-type: none"> (a) Identify areas of ecological significance and develop ways to incorporate these into Aurora. (b) Develop innovative and verifiable ways to manage natural heritage issues. (c) Protect large trees and other valued vegetation through the construction phase and plant new trees to achieve a net gain. (d) Maintain and enhance indigenous flora and fauna species and communities, and the habitats that support these species and communities. (e) Link habitats within Aurora and seek to make habitat connections beyond Aurora. (f) Research and document local environmental conditions (e.g., local climate and soil characteristics) and promote awareness amongst all stakeholders including new residents.
6.2.7. Develop an urban structure that facilitates an environmentally, socially and economically sustainable transport system.	<ul style="list-style-type: none"> (a) Develop an urban structure that: <ul style="list-style-type: none"> - maximises access to alternative transport modes - maximises efficient routes to destinations by all transport modes. (b) Work in conjunction with stakeholders to pursue the earliest possible provision of transport mode choices. (c) Promote the benefits of non-motorised and public transport such as improved health and sustainability. (d) Provide cycling facilities and bike tracks.

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6.3 Yarra Valley Water Commitments

Yarra Valley Water makes the following commitments:

Commitments	Proposed Actions
<p>6.3.1. Incorporate sustainability principles into the design and operation of the Sewerage Treatment Plant.</p>	<ul style="list-style-type: none"> (a) Establish a local wastewater treatment and reuse system and reuse all wastewater to the maximum extent possible. (b) Having regard to the waste hierarchy, work with EPA to select the most sustainable option for the management of any surplus water. Where all wastewater cannot be reused, ensure any treated water discharged to a waterway meets the objectives of State environment protection policy (Waters of Victoria). (c) Incorporate embodied-energy assessment in building material selection. Assess greenhouse gas emissions and investigate sequestration and purchase of renewable energy with VicUrban. (d) Develop the most sustainable farm management plan to maximise irrigation use of recycled water. (e) Incorporate the management of Aurora biosolids into Yarra Valley Water's 'Sustainable Sludge Management framework'.
<p>6.3.2. Work collaboratively with VicUrban to select the most sustainable pipe infrastructure.</p>	<ul style="list-style-type: none"> (a) Use the Natural Step framework to select the most sustainable pipes and include embodied energy into the pipe selection criteria. (b) Ensure that field monitoring of water demand and sewage flows occurs. Use the data to review the design assumptions adopted with each project stage to identify further opportunities to reduce pipe sizes for future stages, without compromising customer requirements.
<p>6.3.3. Reduce potable water consumption and the level of nutrients discharged into local waterways and Port Philip Bay.</p>	<ul style="list-style-type: none"> (a) Establish a local wastewater treatment facility to produce Class A recycled water for use within Aurora. (b) Maintain and operate a dual-pipe reticulation system to distribute recycled water to residents for toilet flushing, external residential use and to City of Whittlesea for public open space irrigation and firefighting.

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	<p>(c) Minimise the volume of discharge of effluent to local waterways and ensure that the quality of the effluent is such that it has no detrimental impact.</p>
<p>6.3.4. Work collaboratively with VicUrban to develop education material for customers.</p>	<p>(a) Publicise the sustainability attributes of Aurora with the production of a home welcome kit for new owners.</p> <p>(b) Assist VicUrban in the development of a communication strategy for release when the development is opened.</p> <p>(c) Publicise the sustainability aspects of Aurora on both the YVW and savewater.com.au websites as soon as the first stage is opened.</p> <p>(d) Develop and provide additional information highlighting that householder practices can also contribute to the ongoing sustainability of a development.</p>
<p>6.3.5. Encourage the use of recycled water.</p>	<p>(a) Promote the use of recycled water from the Aurora sewerage treatment plant, particularly in the proposed industrial precinct south of the estate.</p> <p>(b) Investigate feasibility of including a dual-pipe system for developments adjacent to Aurora.</p> <p>(c) Present information to community, government and industry regarding the water retailer’s experience with the provision of alternative sewerage and water supply solutions.</p>

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6.4 City of Whittlesea Commitments

City of Whittlesea makes the following commitments:

Commitments	Proposed Actions
6.4.1. Raise staff and community understanding of environmental issues.	<ul style="list-style-type: none"> (a) Assist VicUrban to align Aurora-specific environmental education programs with broader municipal initiatives to avoid any ‘mixed messages’. (b) Explore opportunities to expand the City of Whittlesea Environmental Events Program to include sites and issues specific to Aurora as cases of best practice. (c) Progressively educate and inform staff of the sustainability features within Aurora to ensure that correct and consistent messages are provided to the public.
6.4.2. Support and facilitate initiatives that encourage sustainable behaviour.	<ul style="list-style-type: none"> (a) Continually review and improve the City of Whittlesea Environmental Events Program to progressively integrate measures that support behavioural change. (b) Investigate the various methods currently available for measuring/monitoring behavioural change within a community. (c) As opportunities arise, continue to share relevant information and research that supports the development of more effective behavioural change programs.
6.4.3. Explore methods of measuring and reporting environmental activity and performance.	<ul style="list-style-type: none"> (a) Exchange ideas and cooperate on issues of sustainability assessment and reporting systems with VicUrban, to work toward common assessment and reporting tools. (b) As part of the implementation of the City of Whittlesea Local Conservation Strategy, identify key environmental sustainability indicators for the municipality.
6.4.4. Progressively introduce the use of ‘greener’ building materials for both public and private buildings at Aurora.	<ul style="list-style-type: none"> (a) Work with VicUrban and its partners to agree on assessment criteria and develop standards for greener building designs for community buildings. (b) Cooperate in the development of VicUrban’s purchasing policy for ESD-compatible building products for community buildings at Aurora.

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Commitments	Proposed Actions
6.4.5. Reduce potable water consumption.	(a) Where possible use recycled water instead of potable water within the municipality (e.g., for construction purposes).
6.4.6. Improve the quality of stormwater discharged into local waterways.	(a) Progressively implement the City of Whittlesea Stormwater Management Plan, including working with Aurora to promote: water sensitive urban design at project and individual lot scales (including long-term maintenance considerations); best practice stormwater management during construction phases; awareness amongst residents of household stormwater impacts.
6.4.7. Implement Council's corporate greenhouse gas reduction goal of 25 per cent below 1999 levels by 2010, and a community reduction goal of stabilisation back to 1998 levels by 2010.	<p>(a) Support and encourage the residents of Aurora and the City's broader community to reduce greenhouse emissions through the progressive implementation of the City's Greenhouse Abatement Strategy.</p> <p>(b) Work with developers to ensure that all community facilities exceed the required energy efficiency standards, and that other sustainability components such as water reuse are an integral design component.</p> <p>(c) As the opportunities arise, consider the application of new technologies for increased energy efficiency in street lighting.</p> <p>(d) Continue to be a strong advocate for the extension of the train line or light rail through to Aurora.</p>
6.4.8. Develop new ways of strengthening new communities through community building initiatives.	<p>(a) Explore and support the development of 'Friends of' groups within the local Epping North community.</p> <p>(b) Support the application of Sustainability Street-style initiatives within the Epping North precinct including Aurora residents to foster community cohesiveness, environmental awareness and behavioural change.</p> <p>Note: These actions refer to those initiatives that have an environmental focus. Community building will be more comprehensively addressed as part of the Aurora Community Development Plan.</p>
6.4.9. Encourage sustainable economic development.	(a) Inform the local business community of the product and service requirements of the development via existing business networks.

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Commitments	Proposed Actions
6.4.10. Encourage industrial and commercial development within the local area in part to reduce travel times and therefore the production of greenhouse gas emissions.	<ul style="list-style-type: none"> (a) Progressively implement and develop the Cooper Street Development Plan that has the capacity to provide 25,000 jobs in close proximity to Epping North. (b) Promote the synergy of a growing market for 'green' products and services in Aurora and surrounding developments by developing a clearing house of information in cooperation with VicUrban. (c) Explore opportunities to find markets for Aurora 'products' such as nutrients and reclaimed water.
6.4.11. Reduce the municipal waste stream going to landfill and increase the proportion of materials recycled in the municipality.	<ul style="list-style-type: none"> (a) Exploit opportunities to reinforce waste reduction messages in Aurora-specific environmental educational material and initiatives to be developed by VicUrban in conjunction with Council. (b) Review the Municipal Waste Management Strategy actions on an annual basis. (c) Promote community education that focuses on the importance of waste-reduction behaviour (reduce, reuse then recycle) and the benefits of home composting to new residents.

6.5 EPA Commitments

EPA makes the following commitments:

Commitments	Proposed Actions
6.5.1. Undertake work regarding Aurora as a priority.	<ul style="list-style-type: none"> (a) Process the Works Approval for the sewage treatment plant in 50 per cent of allowed statutory timeframe (unless there are objections from third parties). (b) Work closely with VicUrban and Yarra Valley Water to develop guidance on discharge requirements (and what is sustainable) to a waterway and what appropriate offset measures may be employed.

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Commitments	Proposed Actions
6.5.2. Facilitate relationships between government and other organisations' programs.	<ul style="list-style-type: none"> (a) Facilitate discussion and sharing of information with other sustainability covenant signatories. (b) Facilitate discussions/information sessions with other government departments and potential VicUrban, Yarra Valley Water and City of Whittlesea stakeholders about sustainability. (c) Publicise the performance of Aurora and the average Aurora household using communication tools such as eco-footprint. (d) Increase awareness within Government and other organisations of the leadership that VicUrban, Yarra Valley Water and City of Whittlesea are showing in the sustainability area. (e) Keep VicUrban, Yarra Valley Water and City of Whittlesea up to date with relevant programs such as Eco footprint and the United Nations Environment Program (UNEP) Financial Initiative.
6.5.3. Publicise Aurora and the positive benefits of becoming a signatory to a sustainability covenant.	<ul style="list-style-type: none"> (a) Ensure up-to-date and relevant information about sustainability covenants is available on the EPA website. (b) Be a readily accessible resource for sustainability information. (c) Promote the sustainability aspects of Aurora via media such as EPA's website and newsletters. (d) Publicise with the assistance of covenant partners the concept of sustainability covenants in industry forums and publications.
6.5.4. Assist the sustainability staff working within and/or with VicUrban, Yarra Valley Water and City of Whittlesea.	<ul style="list-style-type: none"> (a) Assist staff in raising the awareness of sustainability issues throughout their organisations.

7. MANAGEMENT OF THE COVENANT

7.1 Implementation Committee

An implementation committee will be responsible for management of this sustainability covenant. The committee will comprise two members from each signatory organisation, one being of Director/General Manager level (at a minimum) and one project officer. The committee will operate with a rotating chair.

The committee is responsible for:

- endorsing and directing implementation action
- reviewing implementation progress
- ensuring appropriate resourcing
- interfacing with their respective organisations
- ensuring the provision of information to key industry stakeholders and Aurora residents
- making recommendations for improvements to be made to the covenant or implementation of the covenant
- reporting on the progress of the covenant.

The implementation committee will report to the VicUrban Board, the Yarra Valley Water Board, the City of Whittlesea Mayor and the EPA Chairman.

The committee will meet quarterly for the first two years and six monthly thereafter.

A summary of outcomes from each implementation committee meeting will be made publicly available.

7.2 Review

Detailed reviews of the sustainability covenant will be undertaken annually for the first five years and biennially thereafter. Reviews will involve the signatories together assessing the progress of covenant implementation, identifying where

attention needs to be focused and whether new sustainability developments should be considered for incorporation into the covenant, and the acceptability/workability of the sustainability covenant as it stands.

This covenant is entirely voluntary and, despite any commitment given in this covenant, VicUrban, Yarra Valley Water and City of Whittlesea can withdraw at any time upon giving notice to the EPA.

EPA reserves the right to terminate this sustainability covenant if, in EPA's opinion, the covenant is no longer effectively driving initiatives that increase the resource use efficiency or reduce the ecological impact of Aurora.

In the event that a party proposes to withdraw from, or EPA proposes to terminate, this covenant prior to its expiry, the parties agree to initiate discussions about why this might have to occur.

7.3 Reporting

The covenant signatories will prepare a report following each annual/biennial review. These reports will be made available to the wider public via the websites of all signatories.

In addition, the gains made through the introduction of new products, systems and processes will be documented and made available to the property development industry subject to the right of any parties to retain any of its information:

- a) which it considers in its absolute discretion to be commercial in confidence; and
- b) which it wishes to retain as confidential to it, in order that it may commercialise such information to its commercial advantage.

8. OTHER INFORMATION

8.1 Copying this Document

In accordance with section 49AC(c) of the Act, the parties authorise the copying of all or any part of the covenant by any person who wishes to do so. The parties also authorise the use of any copies made by the person.

VicUrban

Contact: Barton Williams
Level 12
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DOCKLANDS VIC 3008
Tel: (03) 8317 3526
Internet: www.vicurban.com

Yarra Valley Water

Contact: Mon Gan
Lucknow Street
Private Bag 1
MITCHAM VIC 3132
Tel: (03) 9874 2122
Internet: www.yvw.com.au

8.2 Further Information

This sustainability covenant is available on the covenant signatories' websites.

For information regarding the covenant please contact the relevant signatory organisation.

City of Whittlesea

Contact: Jon Rawlings
Ferres Boulevard
SOUTH MORANG VIC 3752
Tel: (03) 9217 2170
Internet: www.whittlesea.vic.gov.au

EPA Victoria

Contact: Krista Milne
40 City Road
SOUTHBANK VIC 3006
Tel: (03) 9695 2722
Internet: www.epa.vic.gov.au

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9. GLOSSARY OF TERMS

Class A Treated Water	High-quality water produced from advanced sewage treatment processes and treated to a standard referred to by the EPA and Department of Human Services as Class A. (Reference: EPA publication 927, <i>Class A reclaimed water supply to residential properties: the management framework</i> , EPA Victoria, 2003. Available from www.epa.vic.gov.au/publications).
Ecological Footprint	Ecological footprint estimates the area of land required to provide the resources required and manage the wastes produced by a population or an activity, in comparison to the amount of land available.
Embodied Energy	The energy consumed by all of the processes associated with the production of a product, from the acquisition of natural resources to product delivery, including mining, manufacturing of materials and equipment, transport and administrative functions. (Reference: www.cmit.csiro.au/brochures/tech/embodied)
Ecologically Sustainable Development (ESD)	Using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased. (Reference: National Strategy for Ecologically Sustainable Development, 1992 www.deh.gov.au/esd/national/nsesd/strategy)
FirstRate	FirstRate is house energy rating software that measures the energy efficiency of a house by allocating a point score for various design features (such as building fabric, window design, insulation, orientation and other features). An energy efficient house rates four stars or higher. (Reference: www.seav.sustainability.vic.gov.au/buildings/firstrate)
Green Power	Green Power is a national accreditation program that sets environmental and reporting standards for renewable energy products offered by electricity suppliers to households and businesses across Australia. If a government accredited Green Power product is chosen by a consumer the energy supplier agrees that the equivalent amount of energy you nominate is produced from renewable sources. (Reference: www.greenpower.com.au .)

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Neighbourhood Environment Improvement Plans	Neighbourhood Environment Improvement Plans (NEIPs) are designed to address local/neighbourhood-scale issues throughout Victoria. The issues addressed are not restricted to any single environmental issue. They address the issues that the local community identify as being important. NEIPs have the capacity to address issues such as water quality, air quality, waste, sustainability, salinity, noise, litter, odour, biodiversity etc. Common to all NEIPs is an emphasis on community capacity building. (Reference: www.epa.vic.gov.au/neighbourhood)
The Natural Step	The Natural Step offers a framework that is based on science and serves as a compass for businesses, communities, academia, government entities and individuals working to redesign their activities to become more sustainable. The Natural Step encourages dialogue and consensus building, a key process of learning organisations. The Natural Step Framework is based on systems thinking, focusing on first-order principles at the beginning of cause/effect relationships. It recognises that what happens in one part of a system affects every other part, often in unexpected ways. (Reference: www.au.naturalstep.org)
Stormwater	Runoff caused by rainfall. Typically this runoff is collected from roofs, roads, paved and grassed areas and is directed via gutters etc. into underground drains. Stormwater is eventually discharged via the underground drains back onto open drains, creeks and rivers.
Sustainability Street	A program for local communities to learn about ecological sustainability, so that they can then encourage, assist or ‘teach’ other individuals or communities about ecological sustainability. (Reference: www.sustainabilitystreet.org.au)
Sustainable Urban Design	Sustainable Urban Design is a process which draws together market, government and civil society values to create a system that reduces the ecological footprint of development (resource inputs and waste outputs) while improving livability (quality of life). (Reference: Peter Newman and Jeff Kenworthy, <i>Sustainability & Cities: Overcoming Automobile Dependence</i> , Island Press, 2001)

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TravelSmart	TravelSmart is a program that encourages people to use other ways of getting about rather than driving alone in a car. For example, using buses, trains and ferries, car pooling or by cycling or walking, or by tele-working. (Reference: www.travelsmart.gov.au)
Water Sensitive Urban Design	<p>Urban design that reduces the demand for water from water supply catchments through:</p> <ul style="list-style-type: none"> – designing new developments to include swales and holding ponds – using native vegetation rather than water-intensive landscaping – designing buildings with water storage and onsite stormwater retention or dispersal systems – reusing water through the collection, storage, treatment and distribution of grey water. <p>(Reference: Australian Urban & Regional Development Review, Strategy Paper 3: <i>Green Cities</i>. Commonwealth of Australia, Canberra, 1995)</p>
Works Approval	<p>In Victoria, the <i>Environment Protection Act 1970</i> requires that before prescribed industries or processes are established, the person intending to establish that industry must have a Works Approval from EPA. A Works Approval is also required where changes are planned to existing prescribed premises that will have an effect on the wastes discharged to the environment.</p> <p>(Reference: www.epa.vic.gov.au/Industry/works_approvals.asp)</p>

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EXECUTED as a deed.

EPA Victoria is of the opinion that this Sustainability Covenant is likely to be effective in increasing the resource use efficiency and reducing the ecological impact of the water industry, and as such is a signatory to this Sustainability Covenant.

In accordance with section 49AC(b) of the Act, the parties will ensure that this Covenant is readily accessible to the public and that it is published on the Internet.

In accordance with section 49AC(c) of the Act, the parties authorise the copying of all or any part of this Covenant by any person who wishes to do so. The parties also authorise the use by such person(s) of any copies they make.

THE COMMON SEAL of the ENVIRONMENT PROTECTION AUTHORITY on being affixed hereto by the Chairman on the ____ day of _____ 2006 was attested by:

Name (please print)

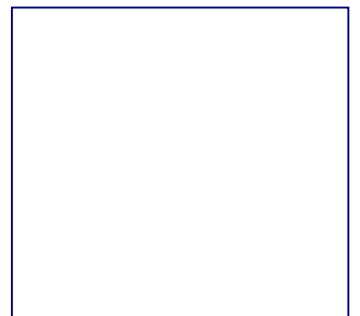


THE COMMON SEAL of VICURBAN was affixed to this document

on the ____ day of _____ 2006 in accordance with its constitution in the presence of:

Chief Executive Officer: Pru Sanderson

Name (please print)



AURORA SUSTAINABILITY COVENANT

THE COMMON SEAL of YARRA VALLEY WATER LIMITED was affixed to this document
on the ____ day of _____ 2006 in accordance with its constitution in the presence of:

Director

Name (please print)



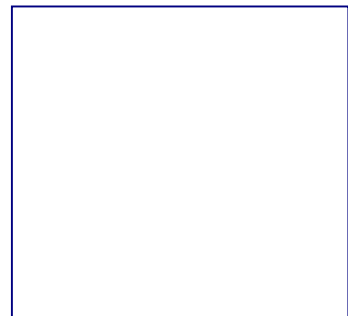
Director/Company Secretary

Name (please print)

THE COMMON SEAL of WHITTLESEA CITY COUNCIL was affixed to this document
on the ____ day of _____ 2006 in accordance with its constitution in the presence of:

Mayor: Cr Sam Alessi

Name (please print)



Chief Executive Officer: Mr Graeme Brennan

Name (please print)