

The SDAPP Programme

Sustainable Design Assessment in the Planning Process

FACT SHEET

The SDAPP Programme refers to the consistent inclusion of key environmental performance considerations into the planning permit approvals process in order to achieve more sustainable outcomes for the long-term benefit of the wider community.

These considerations are continually maintained and refined by CASBE¹ to ensure they continue to be consistent with and, where possible, build upon existing minimum performance standards as stated within the Victorian planning and building schemes.

The outcomes from the SDAPP programme are both formal and informal, with the former relating to the official planning process, the voluntary submission of environmental performance information and the enforcement of that information through permit conditions. While the latter refers to the more general, and further reaching, engagement and education of the community, development industry and council staff of ways in which the built environment can be made more sustainable.

To facilitate a greater uptake of SDAPP throughout Victoria, CASBE provides support through Council briefings, documents such as this fact sheet, one-on-one support, example documentation, officer and industry training, and regular CASBE meetings, all included within a network of committed local government representatives.

Referral Triggers

Each Council has different referral triggers that determine if a planning application is "eligible" to participate in the SDAPP Programme. These can range from only large-scale developments to situations where all works exceeding 50m² being eligible.

Proportional Expectations

All submissions under SDAPP are considered in the context of the development and specific permit application. A Council should always have proportional expectations for documentation and environmental performance that are reasonable in each context.

Ecologically Sustainable Development (ESD)

Australia's National Strategy for Ecologically Sustainable Development 1992 (NESD) defines ecologically sustainable development (ESD) as *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.*

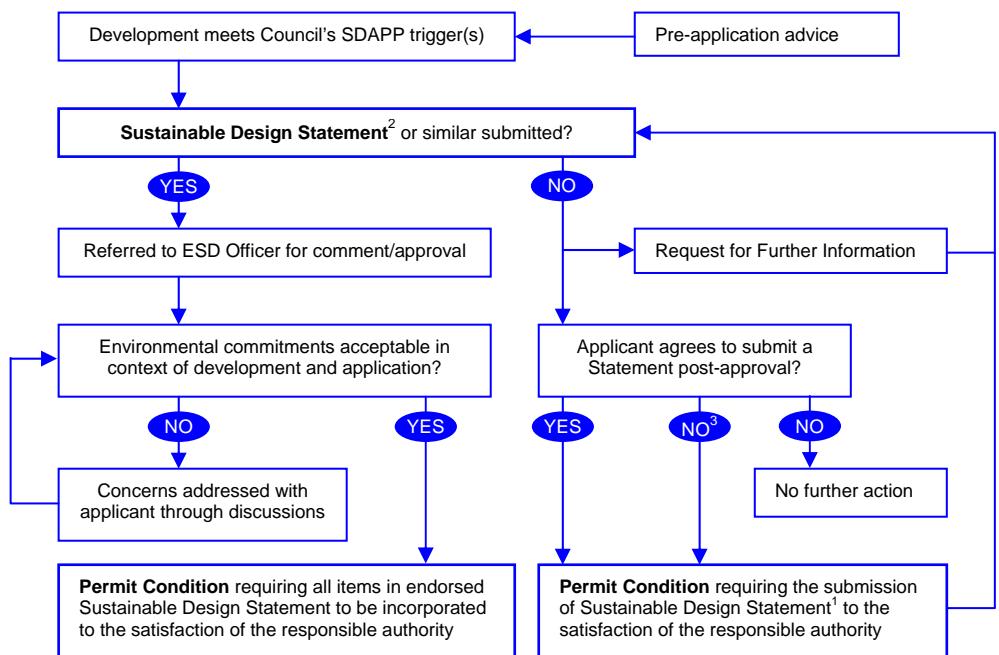
In line with this, the term 'ESD' is used in the SDAPP Programme as a reference for considerations of and physical interventions toward achieving more sustainable built environment outcomes.

Topics for Consideration

The following may form part of a sustainable design assessment under the SDAPP Programme:

- Design Principles
- Intended Design Life
- Energy Efficiency
- GHG Emissions
- Potable Water Use
- Stormwater Management
- Water Sensitive Urban Design
- Materials
- Indoor Environment Quality
- Transport
- Waste Management
- Biodiversity
- Innovation

The Typical SDAPP Process



1. Council Alliance for a Sustainable Built Environment.
2. "Sustainable Design Statement" is used here to represent a variety of similar documents, including Environmental Management Plans (EMPs), ESD Reports, etc. A compliant STEPS or Sustainable Design Scorecard assessment is sometimes considered an acceptable alternative by many Councils
3. Action only taken at individual Council discretion

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Sustainable Design Assessment Tools

To facilitate the SDAPP Programme the cities of Moreland and Port Phillip have developed two design assessment tools that cover all building types with the view of reducing their environmental impacts beyond minimum legal requirements; STEPS (for residential developments) and the Sustainable Design Scorecard (for non-residential developments).

These easy to use self-assessment tools are free and available for anyone anywhere to use, with a compliant STEPS or Sustainable Design Scorecard assessment sometimes considered an acceptable alternative to a Sustainable Design Statement² by many Councils.

STEPS

This is a user-friendly, web-based tool focused on:

- Operating Energy
- Peak Energy Use
- Mains (drinking) Water Use
- Stormwater Quality Impacts
- Building Materials Impacts

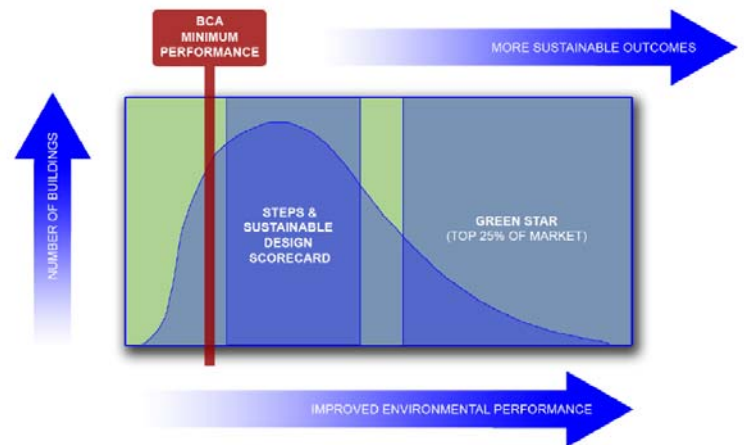
www.morelandsteps.com.au or www.moreland.vic.gov.au

Sustainable Design Scorecard v6

Spreadsheet tool (also used for Council buildings) focused on:

- Energy Efficiency
- Transport
- Water
- Waste
- Materials
- Indoor Environment Quality
- ESD Excellence (Innovation)

www.port Phillip.vic.gov.au/sds or www.morelandsteps.com.au



Relationship with Planning & Environment Act 1987

The SDAPP Programme is intended to be fully consistent with the purpose and objectives of planning in Victoria as expressed in the P&E Act. The submission of Sustainable Design Statement or similar as part of SDAPP enables a Council, as responsible authority under its planning scheme, to fulfil its duties as required under Section 60 of the P&E Act, in particular its requirement to consider:

Any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development. (60|1)e

Relationship with State Planning Policy Framework (SPPF)

The SPPF, the area of a planning scheme that is consistent throughout Victoria, is aimed at fostering development in the interests of net community benefit and sustainable development. For more information refer to Clause 11 of any Victorian planning scheme.

Consistency Victorian Civil and Administrative Tribunal (VCAT) directions

The majority of VCAT decisions relating to ESD are based on *Hasan v Moreland City Council (2005)*, *Jolin Nominees v Moreland City Council (2006)*, and most recently *Robert Polizzi v Darebin CC (2009)*. Here ESD considerations are supported provided they are appropriate. It was stressed that a Council's expectations must be proportionate and specific overlap with other legislative requirements (such as building regulations) not occur.

The SDAPP Programme has developed to be fully consistent with these directions and continues to be reviewed in light of relevant decisions, standards and precedents.

Relationship to Building Regulations

SDAPP is intended to facilitate environmental performance outcomes that are above the minimum requirements under building regulations, principally the Building Code of Australia (Victoria), with care taken to ensure no inconsistencies with these regulations.

Professional Training

To facilitate the successful operation of the SDAPP Programme, training is facilitated by CASBE, and currently provided by the Moreland Energy Foundation (MEFL). This is divided into two distinct types of training; one for industry and the community on participating in the SDAPP programme, including the use of STEPS and Sustainable Design Scorecard, and second for individual council officers. The Council training is tailored to focus on that Council's SDAPP process, including referral triggers, RFI text, and the way in which they use STEPS and the Sustainable Design Scorecard.

Further training is also available (some by MELF) in areas such as passive solar design, water sensitive urban design (WSUD), and embodied energy.

Contact

For more information contact your Council's ESD Officer or equivalent representative.

Alternatively, the CASBE Coordinator is available to provide limited assistance via: sustainabledesign@portphillip.vic.gov.au