

## Inner Melbourne Action Plan

### Progress Report

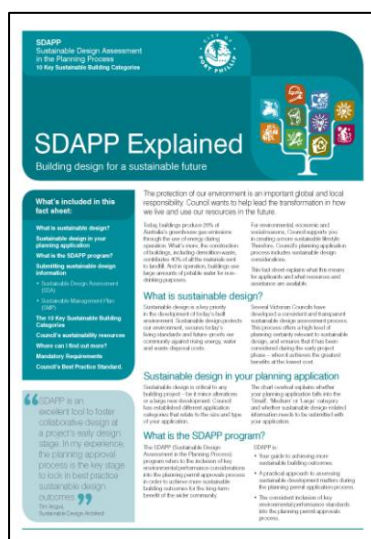
#### Action 9.2 Sustainable Design Factsheets – Additional Factsheets

## Purpose

1. The IMAP working group around the SDAPP fact sheet suites seeks financial approval for the development of up to five additional fact sheets. The report provides background information on this project, outlines the benefits of the proposed fact sheets and describes the next project stages and associated costs for IMAP.

## Introduction

2. This report has been prepared to recommend the development of five additional fact sheets for the *Sustainable Design in the Planning Process* (SDAPP) fact sheet suite <sup>(1)</sup> which was produced through the *Inner Melbourne Action Plan* (IMAP) Action 9.2 Environmentally Sustainable Development.
3. Originally, eleven fact sheet sheets were launched in May 2012. An additional five fact sheets were released in February 2016. The fact sheets play an important role in promoting the benefits of sustainable design through the planning process for a wide range of planning applications. They also describe 'Council's Best Practice Standards', relevant to the ESD Local Policy <sup>(2)</sup> which was recently adopted by various Councils (including Port Phillip, Stonnington and Yarra). The fact sheets provide information on the 10 Key Sustainable Building Categories, outlined in the SDAPP framework.
4. Currently, an IP licence agreement exists with 12 other Councils outside of IMAP to compliment their own SDAPP Framework. This licence agreement determines that Councils can only change the fact sheets' branding. Changes to the content will require IMAP's approval including changes to the 'best practice standards' which appear on the rear of the first 11 fact sheets. An additional four Councils are currently in the process of adopting the fact sheets which shows growing interest beyond the IMAP Councils and is a good indication in regards to the success of the project.
5. This report provides information about:
  - the topics of the additional proposed fact sheets,
  - their relevance to IMAP and other Councils,
  - the fact sheets' current development stage,
  - possible associated costs to IMAP, and
  - future fact sheet developments.



## Fact sheet topics and their industry relevance

6. The additional five fact sheets proposed to be developed cover the topics of:

- 1.1 Daylight
- 1.2 Ventilation
- 5.1 Windows and Glazing
- 6.1 Car Share
- 9.1 Innovation Strategies

The fact sheets on Daylight and Ventilation would sit under category *1.0 Indoor Environment Quality*.

The fact sheet on Windows and Glazing would sit under category *5.0 Materials*.

The fact sheet on Car Share would sit under category *6.0 Transport*; and

The fact sheet on Innovation Strategies would sit under category *9.0 Innovation*.

7. Since the launch of the first 11 fact sheets, the feedback from the general development industry and other Victorian Councils has been very positive. Planning permit applicants value the technical guidance provided and the fact that Councils' expectation in regard to ESD performance standards has been clearly described. Since the fact sheets were first developed, an additional 12 Councils outside of IMAP adopted the documents to provide the same guidance and certainty to their planning permit applicants. This year, it is also anticipated to submit this fact sheet project as part of the *Premier's Sustainability Awards 2016* <sup>(4)</sup>.
8. Current industry publications and government investigations on apartment standards clearly highlight that access to daylight and sunlight is one of the key shortcomings in recent apartment developments. The initial public engagement round for the *Better Apartment Guidelines* by the *Department of Environment, Land, Water and Planning* (DELWP) <sup>(5)</sup> voted access to daylight as the number one amenity issue and sunlight as number two. A local government working group has been established to assist in developing relevant standards.
9. Recent VCAT cases, such as the one for an apartment development within the City of Yarra <sup>(6)</sup>, show that the issue of daylight becomes a recurring matter. While Councils and VCAT refer to the best practice standard on daylight within fact sheet *1.0 Indoor Environment Quality*, we feel that sufficient explanation on how this standard has been determined and how it can be met is missing.
10. In addition to this, the fact sheet 1.2 Ventilation will cover relevant technical properties and best practice standards in regard to natural ventilation and efficient mechanical ventilation strategies which will assist with further defining the design quality internal amenity.
11. The fact sheet 5.1 Windows and Glazing would not only cover relevant technical properties and best practice standards in regard to daylight but would also provide important information in regard to thermal comfort and energy efficiency.
12. Clearly, little technical understanding and the lack of expected performance standards are to a large degree responsible for the commonly poor outcomes in this space. The three above mentioned fact sheets could provide that urgently needed guidance to planning permit applicants and reaffirm the best practice standard on daylight performance and ventilation. As IMAP Councils are also involved in the before mentioned working group, these fact sheets would certainly inform the future *Better Apartment Guidelines* by DELWP.

## Current development stage

13. At this stage, the format and text for fact sheet 1.1 Daylight has been drafted. The next stage would be the development of graphics and adopting the previously developed layout through the graphic designer. As with the other fact sheets, a selected group of industry representatives would have the opportunity to provide feedback in regard to the content before a final revision and launch.

Fact sheet 5.1 Windows and Glazing is at the early concept stage. Headings have been developed; the content still needs to be written. The following development stages are as previously described.

Fact sheet 6.1 Car Share is at the early concept stage. Headings have been developed; the content still needs to be written. The following development stages are as previously described.

Fact Sheet 9.1 Innovation Strategies is at the early concept stage. Headings have been developed; the content still needs to be written. The following development stages are as previously described.

## Future fact sheet developments

14. Right from the start, the SDAPP fact sheet suite has been set up to accommodate future additions. The intention was to be able to respond to emerging hot topics (such as daylight) and to address new design methodologies and technologies such as advanced window, glazing products and the implementation of on-site car share schemes.

## Expected costs

15. The expected costs for the further development of the five proposed fact sheets consist of the cost for daylight modelling through a sustainability consultant (required for preparation of graphics) and the cost for the preparation of graphics and the graphic layout. The following options are provided as a preference if the budget does not allow for the full costs (Option 01+02 combined) Initial quotes state:

Option 01 – (3 fact sheets)

\$4,000 (approx.) for daylight modelling

\$2,500 (approx.) for graphics and layout; fact sheet Daylight

\$2,500 (approx.) for graphics and layout; fact sheet Windows and Glazing

\$2,500 (approx.) for graphics and layout; fact sheet Ventilation

\$11,500 (approx.) sub-total

Option 02 – (Additional 2 fact sheets)

\$2,500 (approx.) for graphics and layout; fact sheet Car Share

\$2,500 (approx.) for graphics and layout; fact sheet Innovation Strategies

**\$16,500 (approx.) Total**

## Recommendation

16. That the IMAP Implementation Committee resolve to:
- Approve option 01 of the development of three new fact sheets on Daylight and Windows & Glazing and Ventilation at a cost of approx. \$11,500 for external consultant and design fees;  
**or**
  - Approve options 01+02 for the further budget provision of \$5,000 for two additional fact sheets (Total budget \$16,500 for five factsheets) to include the topics of Car sharing, and Innovation Strategies

## References

- (1) 10 Key Sustainable Building Categories, SDAPP Fact Sheet Suite, example City of Yarra  
<http://www.yarracity.vic.gov.au/planning--building/Environmentally-Sustainable-Design/ten-key-sustainable-building-categories/>
- (2) ESD Local Policy, example City of Yarra 21.07  
[http://planning-schemes.delwp.vic.gov.au/schemes/yarra/ordinance/21\\_mss07\\_yara.pdf](http://planning-schemes.delwp.vic.gov.au/schemes/yarra/ordinance/21_mss07_yara.pdf)
- (3) Council Alliance for a Sustainable Built Environment (CASBE)  
[www.mav.asn.au/policy-services/planning-building/sustainable-buildings/council-alliance-sustainable-built-environment/Pages/default.aspx](http://www.mav.asn.au/policy-services/planning-building/sustainable-buildings/council-alliance-sustainable-built-environment/Pages/default.aspx)
- (4) Premier's Sustainability Awards  
<http://www.sustainabilityawards.vic.gov.au/>
- (5) Better Apartments, Department of Environment, Land, Water and Planning  
<http://delwp.vic.gov.au/planning/policy-and-strategy/better-apartments?remap=delwp.vic.gov.au/better-apartments>
- (6) G3 Projects Pty Ltd v Yarra CC (Red Dot) [2016] VCAT 373 (9 March 2016) (G3 case)