

SDAPP

Sustainable Design Assessment in the Planning Process

SDAPP Fact Sheet

Version: 3

Date: 20th May 2011

INTRODUCTION

The SDAPP Program 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 CASBE (Council Alliance for a Sustainable Built Environment) 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 program 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. The SDAPP Roll-out project (conceived by CASBE through key partners Moreland Energy Foundation (MEFL) and Moreland City Council) is currently in progress, with the objective to provide council with advice, support, training and resources to assist in their implementation of SDAPP. The project is funded through the Victorian Local Sustainability Accord.

HOW THE PROGRAM WORKS

Each Council has different referral triggers that determine if a planning application is “eligible” to participate in the SDAPP Program. These can range from only large-scale developments to situations where all works exceeding 50m² being eligible. In order to assess applications, councils ask that applicants provide information on the sustainable design initiatives through the lodgement of a Sustainable Design Assessment (a short report outlining sustainable design initiatives catering small and medium sized applications) or a Sustainability Management Plan (a more detailed report catering for larger applications). Regional, rural, peri-urban and growth area councils are currently considering their own assessment requirements based on their development context.

Ecologically Sustainable Development (ESD)

Australia's National Strategy for Ecologically Sustainable Development 1992 (NSESD) 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 Program as a reference for considerations of and physical interventions toward achieving more sustainable built environment outcomes.

Victorian Local Sustainability Accord

Sustainability Fund
Managed by Sustainability Victoria



The SDAPP Roll out project was funded through the Victorian Government's Sustainability Fund under the Victorian Local Sustainability Accord

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.

SDAPP IN PRACTICE

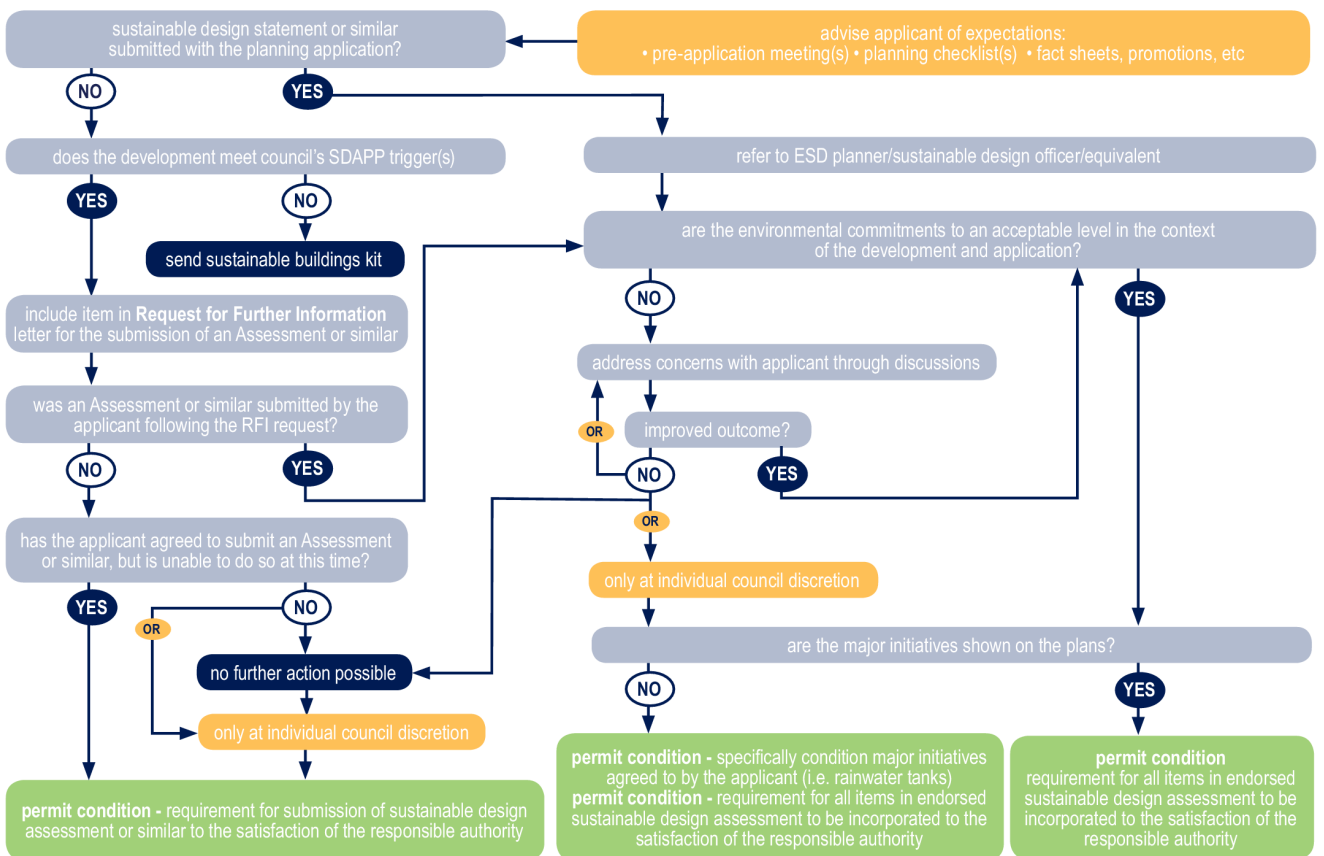
The process is currently operating in a number of Victorian councils in general accordance with the diagram shown below. As part of the SDAPP Roll-out project, slight variations on the model outlined below are being considered to enable the process to be tailored to each council development context, including regional, rural, peri-urban and growth area councils.

Topics for Consideration

The following may form part of a sustainable design assessment (SDA) or sustainability management plan (SMP) under the SDAPP Program:

- Indoor Environment Quality
- Energy Efficiency
- Water Resources
- Stormwater Management
- Building Materials
- Transport
- Waste Management
- Urban Ecology
- Innovation
- Ongoing Building & Site Management

a typical SDAPP process



SDAPP

Sustainable Design Assessment in the Planning Process

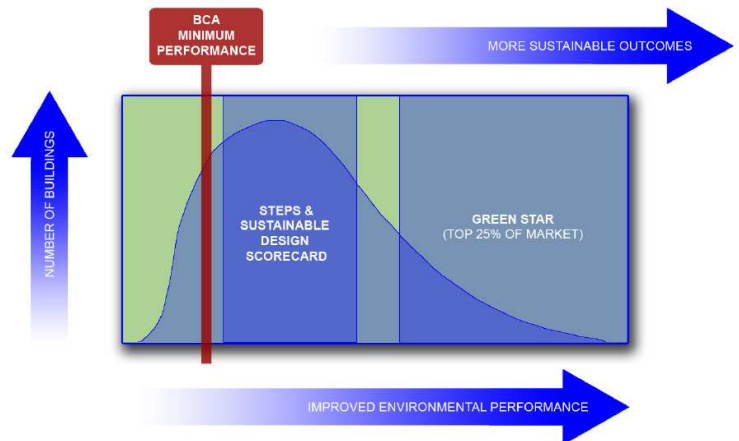
SUSTAINABLE DESIGN ASSESSMENT TOOLS

To facilitate the SDAPP Program, two self-assessment tools, STEPS & SDS, have been developed for use by applicants to demonstrate ESD initiatives. Both these tools are free and available for anyone anywhere to use, with a compliant STEPS or Sustainable Design Scorecard (SDS) assessment report used to support a Sustainable Design Assessment of Sustainable Management Plan.

STEPS is a web-based tool used to assess residential developments, while the Sustainable Design Scorecard (SDS) is a excel-based tool used for non-residential developments.

Both tools are available from the STEPS website;

<http://www.sustainablesteps.com.au/>



RELATIONSHIP WITH PLANNING & ENVIRONMENT ACT 1987

The SDAPP Program 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 Assessment 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.

Professional Training

To facilitate the successful operation of the SDAPP Program, training is facilitated by CASBE, and being 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 program, 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. A number of other SDAPP related training modules are in development.

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

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)*, *Robert Polizzi v Darebin CC (2009)* and more recently *Coladoukis v Moreland (2010)*.

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 Program 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.

Contact

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

CASBE are currently working towards funding a coordinator position. In the interim, SDAPP assistance is available through Gavin at Moreland Energy Foundation via: gavin@mefl.com.au or regarding CASBE matters to Naree via natkinson@mav.asn.au