



## Submitting sustainable design information

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All applicants are encouraged to consider the 10 Key Sustainable Building Categories within their design. However, Council will request certain applications (based on size) to specifically address these criteria. On the back page of this fact sheet you will find an overview of these categories and relevant design considerations. Council has also developed detailed fact sheets for each of these categories, highlighting the key benefits and strategies to implementing them.

### Sustainable Design Assessment (SDA)

#### When is an SDA requested?

An SDA is requested for medium developments, comprising of one to nine residential dwellings or 100m<sup>2</sup> to 1000m<sup>2</sup> of non-residential Gross Floor Area (GFA).

#### What is an SDA?

An SDA is a simple sustainability assessment of a proposed design at the planning stage. The assessment will support your planning application by showing how you intend to address the 10 Key Sustainable Building Categories.

While Council's Planning Scheme outlines general sustainable design guidance, we encourage you to strive for best practice, creativity and innovation. By using free web-based tools, such as STEPS and SDS, combined with a brief description of how the project responds to the above categories, you can easily demonstrate that your project meets Council's best practice standards for sustainable design. Generally, an SDA can be prepared by the applicant and it is not necessary to engage a sustainability expert.

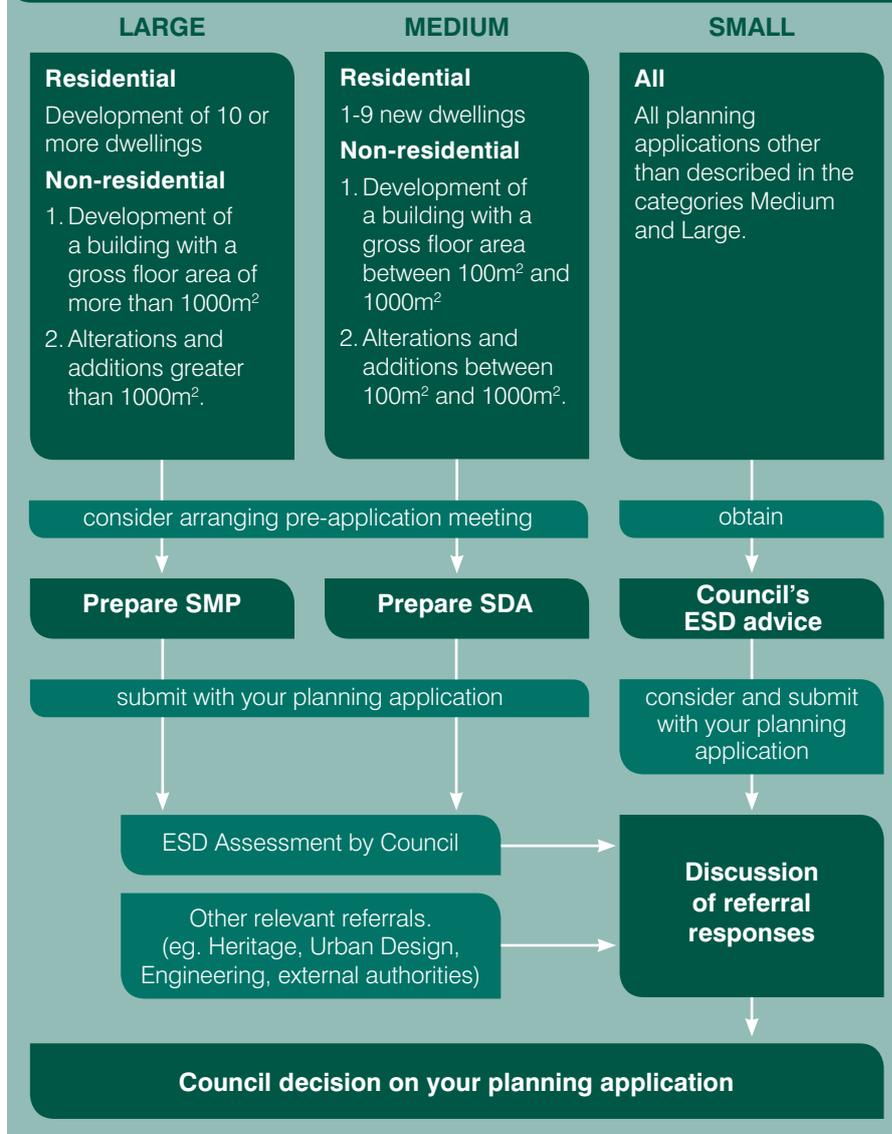
Please also refer to the SDA guidelines and resources on our website for further information.

### Sustainable Management Plan (SMP)

#### When is an SMP required?

An SMP is required for all larger developments, comprising of ten or more residential dwellings or more than 1000m<sup>2</sup> of non-residential Gross Floor Area (GFA).

## Determining your SDAPP category



#### What is an SMP?

An SMP is a detailed sustainability assessment of a proposed design at the planning stage. An SMP identifies beneficial, easy to implement and best practice sustainability initiatives. It addresses the 10 Key Sustainable Building Categories and demonstrates that a holistic sustainable design review has been undertaken during a project's early design stage.

In relation to these categories, an SMP must:

- identify relevant sustainability targets or performance standards

- document the means by which the appropriate target or performance will be achieved.

The nature of larger developments provides the opportunity for increased environmental benefits and the opportunity for major resource savings. Hence, greater rigour in investigation is justified. It may be necessary to engage a sustainability professional to prepare an SMP.

Please also refer to the SMP guidelines and resources on our website for further information.

# The 10 Key Sustainable Building Categories

## 1.0 Indoor Environment Quality

Objective: to achieve a healthy indoor environment quality for the wellbeing of building occupants.

Examples of design decisions:

- daylight
- thermal comfort
- natural ventilation.

## 5.0 Building Materials

Objective: to minimise the environmental impacts of materials used by encouraging the use of materials with a favourable lifecycle assessment:

Examples of design decisions

- embodied energy of materials
- use of materials with recycled content
- future recyclability of materials.

## 9.0 Innovation

Objective: to encourage innovative technology, design and processes in all development, so as to positively influence the sustainability of buildings.

Examples of design decisions:

- significant enhancements of best practice sustainable design standards
- introduction of new technology
- good passive design approach.

## 2.0 Energy Efficiency

Objective: to ensure the efficient use of energy, to reduce total operating greenhouse emissions and to reduce energy peak demand.

Examples of design decisions:

- effective shading
- building fabric enhanced above the minimum Building Code of Australia (BCA) requirements
- efficient heating and cooling services.

## 6.0 Transport

Objective: to minimise car dependency and to ensure that the built environment is designed to promote the use of public transport, walking and cycling.

Examples of design decisions:

- providing convenient and secure bike storage
- providing access to showers and lockers at work
- Green Travel Plan for residents, visitors and staff.

## 10.0 Construction and Building Management

Objectives: to encourage a holistic and integrated design and construction process and ongoing high performance.

Examples of design decisions:

- Building Users Guide that explains a building's sustainable design principles
- preparation of operation Environmental Management Plan
- contractor has valid ISO14001 (environmental management) accreditation.

## 3.0 Water Efficiency

Objective: to ensure the efficient use of water, to reduce total operating potable water use and to encourage the appropriate use of alternative water sources.

Examples of design decisions:

- use efficient fixtures and fittings
- avoid the use of mains water for landscape irrigation
- re-use water (e.g. greywater).

## 7.0 Waste Management

Objective: to ensure waste avoidance reuse and recycling during the construction and operation stages of development.

Examples of design decisions:

- preparation of a construction Waste Management Plan
- adoption of a demolition and construction material recycling target
- preparation of a operation Waste Management Plan.

## 4.0 Stormwater Management

Objective: to reduce the impact of stormwater run-off, to improve the water quality of stormwater run-off, to achieve best practice stormwater quality outcomes and to incorporate the use of water sensitive urban design, including rainwater re-use.

Examples of design decisions:

- minimise watercourse pollution
- maximise stormwater capture
- maximise onsite rainwater re-use (e.g. for flushing toilets and irrigation).

## 8.0 Urban Ecology

Objective: to protect and enhance biodiversity and to encourage the planting of indigenous vegetation.

Examples of design decisions:

- maintaining / enhancing the site's ecological value
- creating resident amenity
- encourage biodiversity areas.

## Council's sustainability resources

On Council's website, you will also find reference documents that demonstrate how an SDAPP submission can be prepared. You may wish to adopt these documents for use in your planning application. To make sure that your project realises its full sustainable design potential, we encourage you to discuss your design approach and environmental targets with our Statutory Planning staff or Council's sustainable design experts.

## Mandatory Requirements and Council's Best Practice Standard

### Mandatory Requirements

Meeting minimum sustainability standards as outlined by the Building Code of Australia and the relevant Planning Scheme clauses.

### Best Practice Standard:

In order to claim that your development has met Council's best practice sustainable design standard, the development must:

- Meet or exceed best practice standards as described in each of the 10 Key Sustainable Building Categories.

## Where can I find out more?

### 10 Key Sustainable Building Categories Fact Sheets

Make sure you download your fact sheets on the 10 Key Sustainable Categories from Council's website.

[www.yarracity.vic.gov.au](http://www.yarracity.vic.gov.au)

### STEPS - Sustainable Tools for Environmental Performance Strategy

Building a new home or undertaking a major renovation? Rate your home's environmental performance for free and see where your design can be improved. Providing a STEPS assessment may also be required when applying for a residential planning permit. Please confirm before lodging your application with Council.

[www.sustainablesteps.com.au](http://www.sustainablesteps.com.au)

### SDS- Sustainable Design Scorecard

A free, comprehensive Excel tool that assesses and quantifies the environmental performance of non-residential developments. Providing an SDS assessment may also be required when applying for a non-residential planning permit. Please confirm before lodging your application with Council.

[www.sustainablesteps.com.au](http://www.sustainablesteps.com.au)

### FirstRate

A software tool developed under the Nationwide House Energy Rating Scheme (NatHERS). FirstRate estimates your home's future energy demands for heating and cooling. The calculations consider your building's orientation, thermal insulation and other major design attributes. The higher the rating the less demand the building will have on mechanical heating and cooling therefore reducing operational energy demand. An energy rating may be required to apply for a residential building permit but we recommend confirming your rating in advance to ensure compliance with both planning and building standards.

Please note that FirstRate is only one of the accredited energy rating tools, alternative tools such as BERS Pro or AccuRate can also be used to confirm compliance.

Refer to the following websites for more information about Victoria's 6 Star Standard.

[www.makeyourhomegreen.vic.gov.au](http://www.makeyourhomegreen.vic.gov.au)  
[www.buildingcommission.com.au](http://www.buildingcommission.com.au)

### NABERS

NABERS rates the operational impacts of non-residential buildings on the environment. It can be used during building's operations as well as during the design phase to predict base building ratings and establish benchmarks and likely outcomes. NABERS distinguishes between the tenancy and base building and therefore can identify and detail areas for improvement.

NABERS applies to offices, hotels and retail buildings. The areas of sustainability considered are:

- Energy Efficiency
- Water
- Indoor Environment Quality
- Waste

[www.nabers.com.au](http://www.nabers.com.au)

### Green Star

Green building rating tools from the Green Building Council Australia (GBCA). These tools for large scale building projects represent a comprehensive national environmental rating scheme. The tools evaluate the design and achievements of buildings in all sustainable design categories.

[www.gbca.org.au](http://www.gbca.org.au)