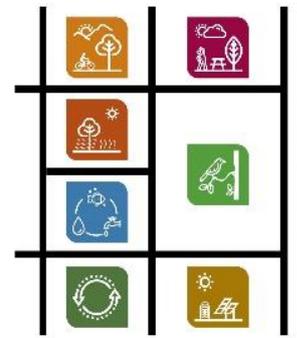


SUSTAINABLE SUBDIVISIONS FRAMEWORK



FREQUENTLY ASKED QUESTIONS

THE FRAMEWORK

1. What are sustainable subdivisions?

Adapted from the definition of sustainable subdivisions in the AECOM (2018) ESD for Subdivisions in Regional Victoria Report, sustainable subdivisions are located and designed to improve quality of life and use resources more effectively. They aim to use resources so that the needs of today's communities are met, while ensuring that these same resources remain available to meet the needs of future generations.

Sustainable subdivisions are carefully planned to achieve the following objectives:

- Improve quality of life
- Protect and use resources efficiently
- Improve the health of the environment and people

2. What is the purpose of the Sustainable Subdivisions Framework?

The focus of the Sustainable Subdivisions Framework is targeted to the role of strategic and statutory planners and their influence points in the subdivision planning process and provides a basis for measuring and achieving stronger sustainability outcomes. It can also be widely used as an educational tool to promote the understanding of how sustainability interventions can be integrated in residential subdivision.

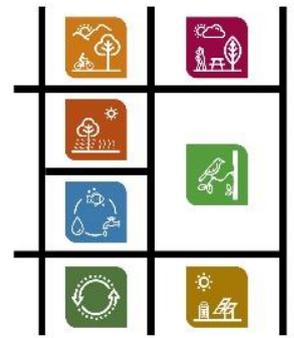
3. What are the key components of the Framework?

Crucially, sustainability needs to be embedded from the beginning of the subdivision process. Through the background review and stakeholder consultation, seven (7) opportunity areas or categories were identified that can assist in creating sustainable subdivisions:

- Site Layout and Liveability
- Streets and Public Realm
- Energy
- Ecology
- Integrated Water Management (IWM)
- Urban Heat
- Circular Economy (Materials and Waste)

The Framework has been developed with a focus on environmental sustainability outcomes through the subdivision planning process. These environmental outcomes have obvious social and economic benefits, the way green infrastructure can provide improved amenity or recreation value for example. There may be future potential for social sustainability to be more strongly represented following the trial. The proposed 18 month trial will seek to collect relevant data on social and economic benefits that are created through this Framework.

SUSTAINABLE SUBDIVISIONS FRAMEWORK



The Framework Architecture diagram can be found on CASBE's website under the 'Resources' tab, which outlines how the Framework is structured.

4. Will addressing the objectives of the Framework and incorporating sustainability initiatives at the subdivision scale cost more?

As part of stage 1 of the sustainable subdivisions project, several low-cost positive return initiatives were highlighted, including:

- Subdivision has appropriate solar orientation, for both public areas and dwellings
- Reduction in impervious surfaces throughout the subdivision (e.g. through implementation of the IDM SIG)
- Reduction in construction waste (i.e. recycling and more accurate construction material estimation)
- Recycled materials (where these are readily available)
- Diversity of dwellings within the subdivision
- Installation of footpaths on both sides
- Installation of separated bicycle paths (or shared footpath / bicycle paths)
- Continual shading of footpaths and roads
- Installation of footpaths to provide connection to amenities and neighbouring areas
- More diversity in street/ road design (i.e. 'shared zone')
- Provision to connect with local public transport
- Use of drought tolerant and indigenous plants
- Increased canopy cover
- Retention of mature trees
- Use of low-energy street lighting
- Wider nature strips

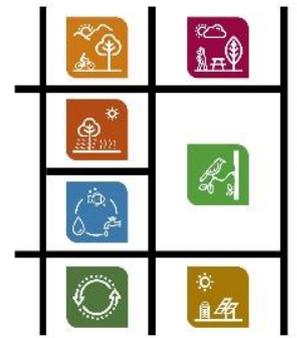
5. What scales of subdivision does the Framework apply to?

There are three subdivision scales, which are aligned with Clause 56 of the planning scheme:

- Small: 3-15 lots
- Medium: 16-59 lots
- Large: 60+ lots

Each scale has slightly different requirements for applications. Please refer to the Sustainable Subdivisions Fact Sheet for more information.

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6. What stakeholder engagement has occurred with the development industry?

To date there has been engagement with the development industry in the form of a survey and interviews. As a voluntary trial, there is also opportunity to further engage with the industry. A Technical Reference Panel is proposed to include representatives of the development industry.

7. What is the inter-relationship of the IDM with the Framework?

The IDM provides an alternate design solution to Clause 56 for regional councils. The IDM and Sustainable Infrastructure Guideline (SIG) were key reference documents in the development of the Framework. Both are recognised as key inputs and as the IDM is now recognised in the Municipal Planning Strategy in many regional council planning schemes, there is statutory weight to use this as a reference document.

Through the trial, councils will investigate the opportunity to also endorse the SIG, which is an 'opt in' function of the IDM and provides support for sustainability outcomes, particularly in relation the Circular Economy Category.

ALIGNMENT WITH PLANNING PROVISIONS

1. How does the Framework support existing planning provisions?

The Framework seeks to build on the existing Victoria Planning Provisions, providing planners and applicants with a Framework to assess sustainability outcomes. In this way, the Framework compliments Clause 56. However, a detailed background review and benchmarking analysis identified gaps in the existing provisions, which the Framework seeks to address and build on. The Framework introduces metrics for some criteria and focuses attention on areas such as Urban Heat, which does not have established planning policy.

2. How does the Framework interact with bushfire management measures in the Victoria Planning Provisions?

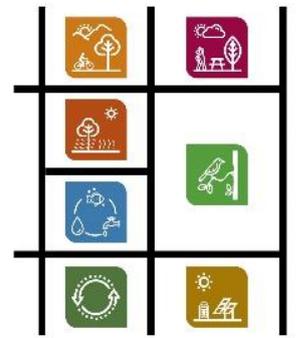
The Framework seeks to build on Clause 15.02 and Clause 56 of the Victoria Planning Provisions. Any planning application must meet the requirements of the planning scheme in its entirety, which includes prioritising the protection of life over all other policy considerations as per 13.02-1.

The trial will test categories, objectives, metrics and targets, while also seeking further consultation with key stakeholders and referral authorities.

3. How do the Framework information requirements differ from Clause 56?

The information requirements seek to build on what is required for Clause 56 and will support addressing the seven categories of the Framework. The information requirements can be found on CASBE's website and are dependent on the scale of the subdivision.

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4. How will the Framework support any future changes to Clause 56?

The Victorian Government is following the trial with interest. They are working on State ESD standards and will be referring to the Framework pilot as part of this work.

However, the Sustainable Design Assessment in the Planning Process (SDAPP) (Buildings) Framework (to address gaps in Clause 55) was developed and used by councils in a voluntary capacity for some time before being incorporated into local planning policy. The Sustainable Subdivisions Framework has been designed to be extensively trialled to build an evidence base for potential future policy change.

THE TRIAL

1. What is the purpose of the trial?

The purpose is:

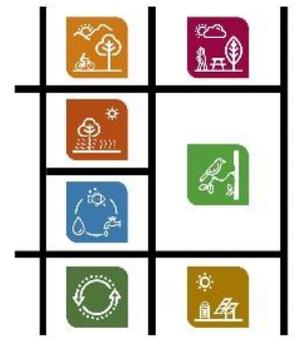
- To develop a baseline and understand the impact of using the Sustainable Subdivisions Framework for assessment of subdivision applications
- To understand the willingness of the development community to adopt voluntary recommendations through the process
- To support councils to work collaboratively with the development industry and community to deliver long lasting sustainable community developments
- To understand how the Framework can represent a whole of Council approach to sustainable subdivisions
- To gain detailed feedback on the Framework, including highlighting any improvement to its function, content (such as categories, criteria, metrics, process of evaluation etc.)

2. What support materials are available to applicants?

There are a range of support materials available to applicants, which can be found on CASBE's website under 'Resources'. The support materials include:

- Fact Sheets for each of the Framework categories
- Case studies highlighting examples of what can be achieved in each category
- Glossary of terms
- Sample plans
- Information requirement checklists for each subdivision scale
- Sustainable Subdivisions Management Plan (SSMP) 'lite' for medium scale subdivision applications

SUSTAINABLE SUBDIVISIONS FRAMEWORK



3. Will my subdivision application be approved if it demonstrates strong environmental sustainability outcomes, while not meeting other requirements of the planning scheme?

No. The Framework seeks to compliment and work alongside other requirements of the planning scheme. It's the planner's role to balance competing objectives and reach an acceptable outcome in favour of net community benefit.

4. Not all metrics have an associated target. How should my application address these metrics?

The benchmarking analysis completed as part of the background review identified several metrics and targets that are presented in the Framework. Where possible, a target has been provided, which is the in brackets next to the metric. The trial will test the metrics and targets identified through the benchmarking analysis, while also seeking to identify targets where these don't exist.

As part of your application, please provide details of quantifiable outcomes that address the metrics where possible or provide a qualitative assessment against the objectives.

5. Are there any incentives to participate in the trial?

As there are many requirements that need to be met through the planning scheme, no incentives are provided to participate in the trial. Councils participating in the trial have the opportunity to assess all subdivision applications against the Framework, whether or not additional supporting information is provided by the applicant.

However, by aligning your development with the Framework, you have the opportunity to support creating more sustainable and liveable communities and demonstrate best practice. There is also mounting evidence demonstrating that subdivisions that consider environmental sustainability outcomes are more marketable to potential purchasers.

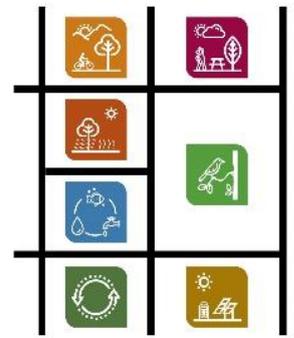
6. Which councils are participating in the trial?

The councils that are participating in the trial are listed on CASBE's website under the 'What We Do' tab.

7. Will the subdivision application process take longer if I participate in the trial?

No. The Framework process is aligned with existing planning processes and works within the existing timeframes for subdivision applications.

SUSTAINABLE SUBDIVISIONS FRAMEWORK



8. My subdivision application is only small and can't demonstrate outcomes against all the category objectives, metrics and targets. Will council require me to provide information that we are unable to influence at this scale?

No. Your application will be assessed in relation to the site context and the planner will assess outcomes that are relevant to the scale and context of the subdivision application. Please refer to the Sustainable Subdivisions Fact Sheet for more information.

The study recommended that further analysis of subdivision-based interventions was required to understand cost implications and benefits. The trial will allow for data collection on specific interventions including their costs and benefits.

9. What happens at the end of the trial?

The data that is collected through the trial will be analysed during the trial at 6 and 12 months. Following the 18 months the data will be reviewed and a final trial evaluation report will be developed.

The analysis of the data may show that the Framework requires updating, which will happen in the period following the trial. The Framework will continue to be used in a voluntary capacity following the trial and participating councils will address next steps through the trial evaluation.