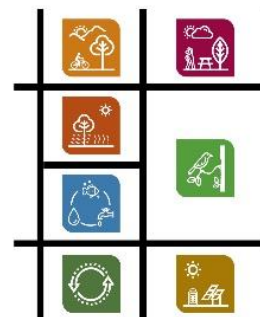


SUSTAINABLE SUBDIVISIONS FRAMEWORK

APPLICANT KIT

SMALL (3 – 15 lots) SUBDIVISION

Version: 1. Oct 2021



The Sustainable Subdivisions Framework (SSF) is a framework designed by Victorian councils to ensure sustainability is embedded at the subdivision scale, recognising the role of sustainability in the making of new communities.

The SSF is currently being trialled by 31 councils in Victoria.

The SSF provides statutory planners with a basis for measuring and achieving stronger sustainability outcomes in residential subdivisions and provides information on how to integrate sustainability interventions into residential subdivisions.

The SSF was developed with expert advice. A detailed Background Report examined material on Environmentally Sustainable Design (ESD) in the planning system and the planning context of sustainability and subdivisions in different regions.

In this document, the *Applicant Kit for Small Subdivisions*, you will find information about trial of the Sustainable Subdivisions Framework that is currently underway in 31 Victorian Councils. At the end of this document is a copy of the **Sustainable Subdivisions Framework (SSF) for Small Subdivisions**.

Supporting this Applicant Kit is an *SSF Subdivision Sustainability Management Plan for Small Subdivisions - Template* with examples of Best Practice design strategies. This template is provided for applicants to use as part of the trial of the SSF.

These two documents comprise all the information you need to participate in the SSF trial.

SSF TRIAL

The SSF is being trialled over an 18-month period from 1 October 2020 by 31 metropolitan, regional and rural Councils across Victoria:

Alpine Shire Council	Indigo Shire Council	Pyrenees Shire Council
Ballarat City Council	Knox City Council	Strathbogie Shire Council
Bass Coast Shire Council	Latrobe City Council	Surf Coast Shire Council
Cardinia Shire Council	Macedon Ranges Shire Council	Swan Hill Rural City Council
East Gippsland Shire Council	Melton City Council	Towong Shire Council
Golden Plains Shire Council	Mildura Rural City Council	Wangaratta Rural City Council
Greater Bendigo City Council	Mitchell Shire Council	Warrnambool City Council
Greater Geelong City Council	Moorabool Shire Council	Whittlesea City Council
Greater Shepparton City Council	Mornington Peninsula Shire Council	Wodonga City Council
Horsham Rural City Council	Murrindindi Shire Council	Yarra City Council
Hume City Council		

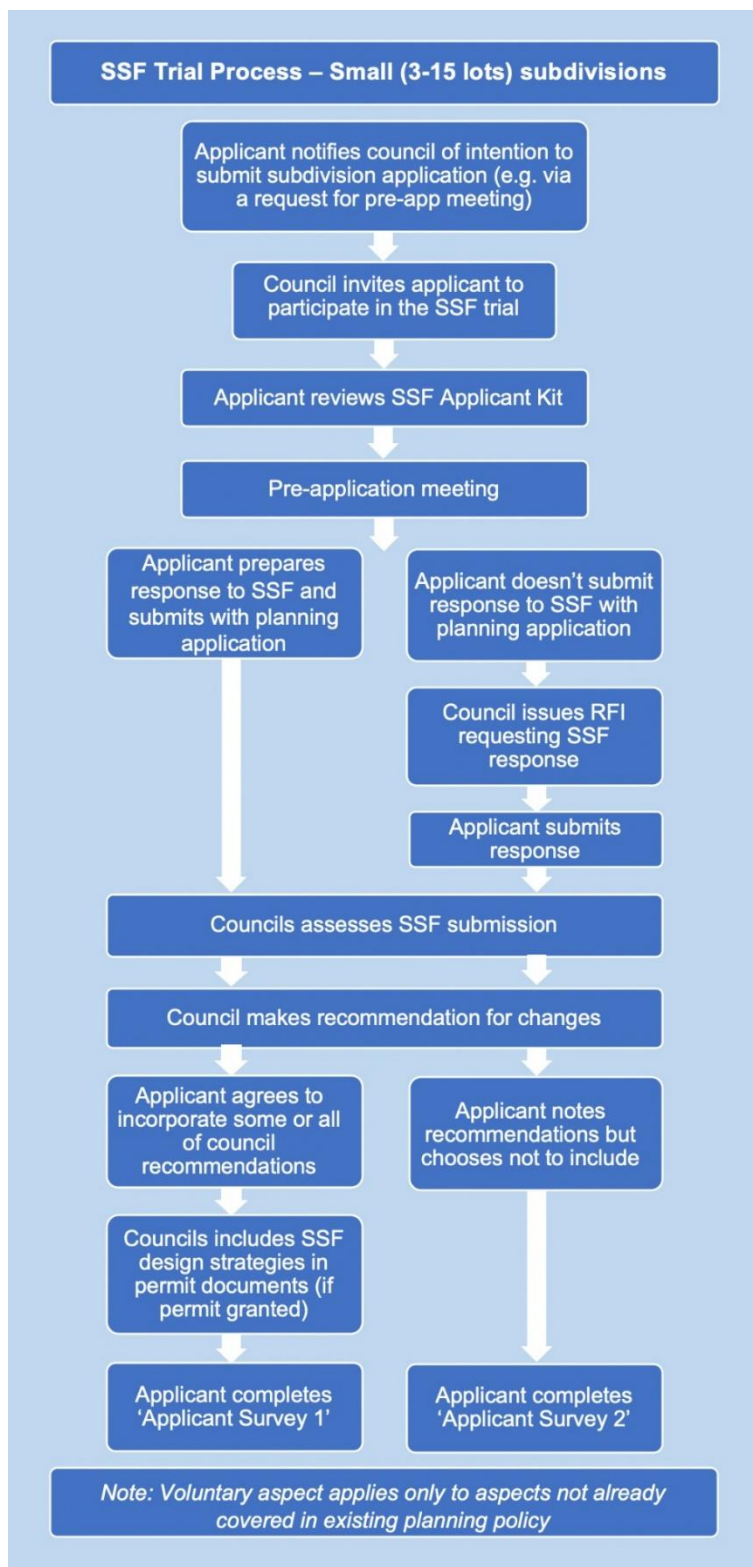
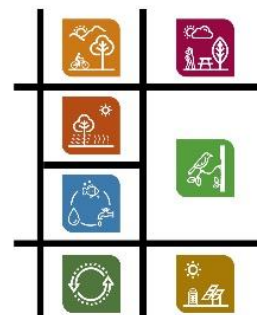
The trial aims to develop a robust, evidence-based framework that enables the effective ongoing assessment of sustainability measures in subdivisions in Victoria. It will be used by planning teams and sustainability specialists at the planning application stage. The trial will be evaluated every 6 months. The outcomes of the trial will be used to inform the future planning reform required to achieve sustainable communities.

SUSTAINABLE SUBDIVISIONS FRAMEWORK

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SMALL (3 – 15 lots) SUBDIVISION

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HOW TO PARTICIPATE IN THE SSF TRIAL

Participation in the trial by planning applicants is **voluntary** but **strongly encouraged**.

Subdivision planning applicants are asked to complete the *SSF Subdivision Sustainability Management Plan for Small Subdivisions - Template*.

This involves listing design strategies that could be included in your subdivision proposal that would result in more sustainable design outcomes.

The SSF template is organised into the 7 SSF themes or categories:

- Site layout and liveability
- Streets and Public Realm
- Energy
- Ecology
- Integrated Water Management
- Urban Heat
- Circular Economy

The template lists suggested design responses for each of the sustainable criteria listed for each category.

More information about the categories and the suggested appropriate design responses, can be found in the SSF Fact Sheets and Case Studies.

These are available on the CASBE website.

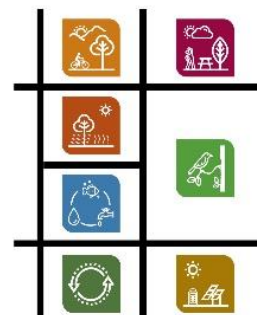
For more information about the Sustainable Subdivision Framework and Trial please contact your council planner.

SUSTAINABLE SUBDIVISIONS FRAMEWORK

APPLICANT KIT

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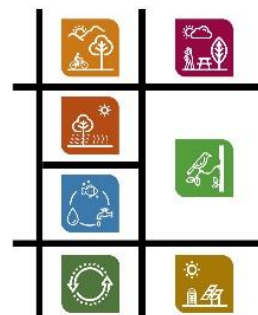
CHECKLIST OF SUBMISSION REQUIREMENTS	
<i>In addition to existing planning policy requirements (eg. Clause 56.01, Precinct Structure Plan requirements etc), applicants are asked to submit the following documents:</i>	
DOCUMENT	Submitted - Y/N
<p>SUBDIVISION SUSTAINABILITY MANAGEMENT PLAN [SSMP], for small (3- 15 lots) subdivisions.</p> <p>A sustainability assessment of a proposed design at the planning stage. This document identifies beneficial, easy to implement, best practice initiatives.</p>	
<p>SUBDIVISION SITE AND CONTEXT PLAN</p> <p>Include all relevant ESD information, as appropriate:</p> <ul style="list-style-type: none"> _ Major water features and regional stormwater infrastructure _ Key biodiversity assets in the vicinity _ Key climatic conditions (i.e. solar orientation arc and prevailing wind arrows) to enable assessment of walkability. _ Ecology features including all canopy vegetation, native shrubs and grasses, known habitat of threatened species (if any) _ Existing water features in the landscape (incl local underground water infrastructure) 	
<p>SUBDIVISION / DESIGN RESPONSE PLAN</p> <p>Include all relevant ESD information, as appropriate:</p> <ul style="list-style-type: none"> _ The location and clear space allocation for any new resident or worker destinations within the subdivision area (i.e. retail, community, open space) _ The location of any EV infrastructure (i.e. charge stations) _ Lot sizes, indicative building envelopes and location of habitable areas _ Nomination of lots which are orientated for energy efficiency _ Roads, paths and trails for vehicles, bicycles and pedestrians and how they link with movement networks and open space outside the subdivision. _ The location of WSUD assets and electricity infrastructure _ Preferred planting locations for vegetation and medium canopy trees on private lots _ Alignment of active transport routes, waterways and open spaces corridors _ Location of energy storage infrastructure (or assigned space) 	
<p>SUPPORTING PLANS AND ASSESSMENTS, as appropriate:</p> <ul style="list-style-type: none"> _ Landscape Plan and schedule for the public realm (delineating retained, new, indigenous, native and exotic plants) _ Biodiversity Management Plan (outlining protection and enhancement of biodiversity through construction and operational phases) _ Concept plans for any in-street WSUD treatments, and any proposed alternative water supply _ Any Design Guidelines proposed to apply to the subdivision 	
<i>All recommended documents</i>	

SUSTAINABLE SUBDIVISIONS FRAMEWORK

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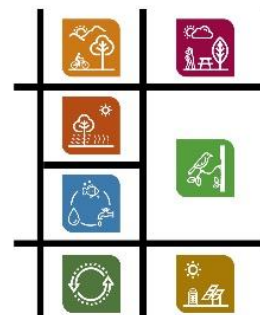
SUSTAINABLE SUBDIVISIONS FRAMEWORK	
<i>The overall goal of the SSF is to improve the quality of life, protect and use resources efficiently, and improve the health of the environment and people.</i>	
CATEGORIES	
SITE LAYOUT AND LIVEABILITY 	STREETS & PUBLIC REALM
ENERGY 	ECOLOGY
INTEGRATED WATER MANAGEMENT 	URBAN HEAT
CIRCULAR ECONOMY (MATERIALS & WASTE) 	
OBJECTIVES Objectives in each category mirror existing state policy objectives unless a gap exists in state policy, strengthening the justification for the adoption and use of the SSF positioning it as an implementation pathway for existing policy	
STANDARDS Standard in each category comprise criteria and measurable metrics. Applicants are encouraged to address all standards in each category.	
CRITERIA Design strategies to meet the objectives of the category	METRICS The metrics provide measurable quantification of environmental performance, where performance can be readily quantified. They are not intended to take the place of a robust overall evaluation.
INNOVATION Applicants are encouraged to consider the opportunity areas that go beyond best practice sustainability within each category. Sample innovative design strategies are included in the SSF.	
IMPLEMENTATION Applicants are encouraged to think about how the approach to sustainability will be effectively implemented ensuring the objectives of the category are met over the long-term.	

SUSTAINABLE SUBDIVISIONS FRAMEWORK

APPLICANT KIT

SMALL (3 – 15 lots) SUBDIVISION

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SITE LAYOUT AND LIVEABILITY

This category includes opportunities for improved functional site layout and liveability with a key focus on *connecting residents to local amenity*.

SITE LAYOUT AND LIVEABILITY OBJECTIVES

1. To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities (such as ambulance stations, community centres, libraries), public open space and public transport
2. To provide for a diversity of lot sizes to support all household types
3. To consider topography in site design including lot layout, orientation and size, length of street blocks, any existing natural and man-made features, and the street network
4. To retain natural features (e.g. canopy vegetation) for incorporation into public open space and streetscapes
5. To maximise permeability of the street network and align roads to the four compass points
6. To align active transport routes, waterways and open space corridors where possible
7. To ensure that wayfinding is logical and meets the needs of all
8. To contribute to land use and transport integration, including providing for safe, efficient operation of public transport and the comfort and convenience of public transport users
9. To reduce transport related carbon emissions
10. To improve transport efficiency
11. To reduce air pollution from transport related emissions
12. To reduce car dependence
13. To provide a commuter and recreational bicycle network
14. To provide for transition to new transport modes (electric vehicles, electric scooters etc.)

SITE LAYOUT AND LIVEABILITY STANDARDS

CRITERIA	RELEVANT METRIC (TARGET)
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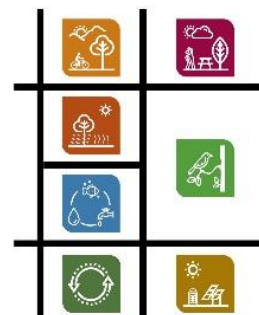
Provide a brief statement advising how the subdivision design and layout contributes to the objectives of the Site Layout and Liveability category.

SUSTAINABLE SUBDIVISIONS FRAMEWORK

APPLICANT KIT

SMALL (3 – 15 lots) SUBDIVISION

Version: 1. Oct 2021



STREETS AND PUBLIC REALM

This category responds to the variety of sustainability outcomes dependent on a people focused local street network and public realm.

STREETS AND PUBLIC REALM OBJECTIVES

1. To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well-constructed and accessible for people with disabilities
2. To ensure that streetscape liveability is prioritised by underground service design
3. To reduce transport related carbon emissions
4. To encourage walking to local destinations
5. To create pockets of nature with seats for resting and shade from trees to improve the streetscape, comfort, amenity and increase biodiversity
6. To provide green infrastructure for a range of ecosystem services (including CO2 reduction and habitat for biodiversity), to reduce the heat island effect, and to provide shade for active transport pathways
7. To encourage the integration of cultural heritage in public realm design to contribute to a unique and valued sense of place
8. To ensure the delivery of the public realm is high amenity, diverse and visually interesting

STREETS AND PUBLIC REALM STANDARDS

CRITERIA

RELEVANT METRIC (TARGET)

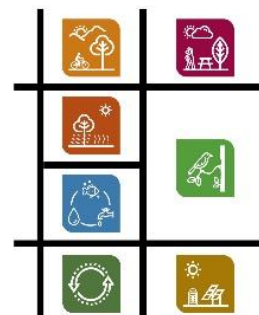
Provide a brief statement advising how the subdivision design and layout contributes to the objectives of the Streets and Public Realm category.

SUSTAINABLE SUBDIVISIONS FRAMEWORK

APPLICANT KIT

SMALL (3 – 15 lots) SUBDIVISION

Version: 1. Oct 2021



ENERGY

This category includes opportunities for *improved energy efficiency and increased renewable sources of energy supply.*

ENERGY OBJECTIVES

1. To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling for solar access
2. To reduce stationary energy related emissions
3. To provide lot orientation which encourages roof lines capable of supporting solar PV
4. To avoid the extension of new gas networks
5. To support electric only suburbs
6. To maximise the provision of renewable energy to the subdivision
7. To promote adoption of battery storage at the subdivision or lot scale
8. To ensure streetlights and other public infrastructure requiring energy supply (pumps etc.) are of the highest efficiency standard available and integrate smart technology where appropriate

ENERGY STANDARDS

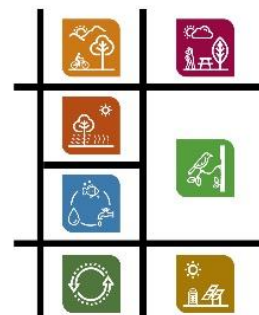
CRITERIA	RELEVANT METRIC (TARGET)
ENERGY EFFICIENCY	– Identify the % of lots with rear of the property facing west, north or east (75%) maintaining compliance with Standard C9 of Clause 56.
RENEWABLE ENERGY	– Consider design guidelines that specify renewable energy provision onsite (at whole of subdivision and/or lot level).
ENERGY STORAGE	– Consider design guidelines that specify battery storage onsite (at whole of subdivision and/or lot level).

SUSTAINABLE SUBDIVISIONS FRAMEWORK

APPLICANT KIT

SMALL (3 – 15 lots) SUBDIVISION

Version: 1. Oct 2021



ECOLOGY

This category includes opportunities for *retained and enhanced ecology* within the development plan or subdivision area.

ECOLOGY OBJECTIVES

1. To site and design subdivisions to minimise the impact on the natural environment
2. To provide lots with areas and dimensions that enable the retention and establishment of trees
3. To provide space that enable food production within the private and/ or public realm
4. To protect, retain and enhance native vegetation and habitat over the long term
5. To avoid the planting and spread of environmental weeds
6. To promote the creation of habitat corridors and movement of flora and fauna
7. To ensure consistency with any native vegetation precinct plan
8. To promote early delivery of medium and large trees
9. To promote a best practice and risk management approach to the management of biodiversity assets which aims to avoid or minimise environmental degradation and hazards
10. To promote the delivery of any vegetation offsets locally to the subdivision

ECOLOGY STANDARDS

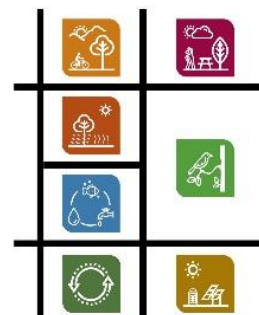
CRITERIA	RELEVANT METRIC (TARGET)
BIODIVERSITY CONSERVATION	<ul style="list-style-type: none">– No net loss within the bounds or in the immediate proximity of the subdivision.– % retention of existing, mature indigenous and native trees and vegetation.
ENHANCE BIODIVERSITY VALUE	<ul style="list-style-type: none">– Qualitative assessment against Objective 5, including the extent to which the subdivision mitigates impacts on habitat fragmentation within and outside the area of subdivision.

SUSTAINABLE SUBDIVISIONS FRAMEWORK

APPLICANT KIT

SMALL (3 – 15 lots) SUBDIVISION

Version: 1. Oct 2021



INTEGRATED WATER MANAGEMENT

Integrated water management includes the best practice *management of all aspects of the water cycle*.

INTEGRATED WATER MANAGEMENT OBJECTIVES

1. To reduce water consumption through environmentally sustainable subdivision and building design
2. To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling that can be serviced with water, wastewater and other essential services
3. To maximise use of alternative water sources for public and private use (through strategies such as public and private rainwater tanks, stormwater reuse and localised recycled water systems)
4. To incorporate water sensitive urban design techniques into development including enhancing riparian vegetation (waterway health), drainage reserves adjacent to wetlands and protection of biodiversity and landscape features for improved amenity
5. To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner
6. To ensure the location and scale of open space responds to existing drainage channels
7. To meet the Best Practice Environmental Management Guidelines for Urban Stormwater
8. To control localised flooding and plan for increasingly intense rainfall events, as projected by climate change models
9. To use water as a tool for reducing urban heat
10. To support regional integrated water management solutions such as identified through the IWM forums

INTEGRATED WATER MANAGEMENT STANDARDS

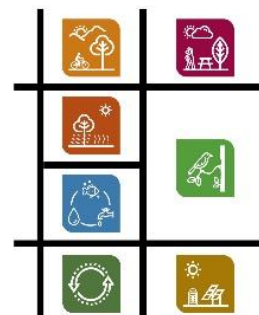
CRITERIA	RELEVANT METRIC (TARGET)
–	<i>Are you meeting Standard C25 of Clause 56 on site or are water quality requirements being offset?</i>
–	<i>Consider design guidelines at lot level that specify onsite stormwater reuse, and WELS rated fixtures within 1 star of best available.</i>

SUSTAINABLE SUBDIVISIONS FRAMEWORK

APPLICANT KIT

SMALL (3 – 15 lots) SUBDIVISION

Version: 1. Oct 2021



URBAN HEAT

This category includes opportunities for *urban heat reduction* within the subdivision area.

URBAN HEAT OBJECTIVES

1. To mitigate the urban heat island effect
2. To provide shelter for pedestrian and cyclist movement
3. To provide places with cooler microclimates which provide relief from hot conditions
4. To provide shading of roads and carparks to reduce urban heat
5. To irrigate streets and open space to cool the landscape
6. To maintain human health and wellbeing through periods of extreme heat

URBAN HEAT STANDARDS

CRITERIA	RELEVANT METRIC (TARGET)
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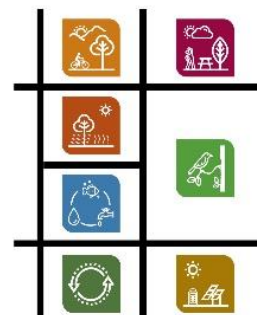
– *If the subdivision creates a public realm, provide a brief statement advising how the subdivision design and layout contributes to the objectives of the Urban Heat category.*

SUSTAINABLE SUBDIVISIONS FRAMEWORK

APPLICANT KIT

SMALL (3 – 15 lots) SUBDIVISION

Version: 1. Oct 2021



CIRCULAR ECONOMY (MATERIALS AND WASTE)

This category includes opportunities for *reduced resource use* and an improved retention of value through the *materials life cycle*.

CIRCULAR ECONOMY (MATERIALS AND WASTE) OBJECTIVES

1. To ensure the street network is capable of supporting organics and recycling collection
2. To provide for community infrastructure to support sustainable resource recovery
3. To encourage the re-use of on-site buildings and materials from the site in the construction of subdivisions
4. To use products with high recycled content and end of life recyclability in the construction of subdivisions
5. To encourage the selection of materials with low embodied carbon in the construction of subdivisions
6. To minimise future maintenance and upgrade requirements through durable and easily recycled materials choices
7. To ensure materials and products are certified through strong third-party verification
8. To support the local economy by buying local materials

CIRCULAR ECONOMY (MATERIALS AND WASTE) STANDARDS

CRITERIA	RELEVANT METRIC (TARGET)
RECYCLED CONTENT	<p><i>If the subdivision creates a road/pathway infrastructure:</i></p> <ul style="list-style-type: none"> – Consider which providers in your area supply recycled materials and; – provide details on which recycled products you propose to use. If known, provide the % of recycled content.
LOCAL SOURCING	<p><i>If the subdivision creates a road/pathway infrastructure:</i></p> <ul style="list-style-type: none"> – Will materials be locally sourced (within 50km)? – Are recycled materials locally available? – Are recycled materials price competitive with virgin materials in your local area?
FUTURE RECYCLABILITY	<p><i>If the subdivision creates a road/pathway infrastructure:</i></p> <ul style="list-style-type: none"> – What % of construction materials by volume are able to be recycled / reused during construction (Target of 90% recommended) and at end of life? – Is infrastructure designed for easy deconstruction and can products be upcycled for repurposing?
DURABLE MATERIALS	<p><i>If the subdivision creates a road/pathway infrastructure:</i></p> <ul style="list-style-type: none"> – How durable are materials and when is replacement / upgrade of key materials and infrastructure expected?
WASTE MINIMISATION AND ORGANICS COLLECTION AND PROCESSING	<ul style="list-style-type: none"> – Does the subdivision design respond to the waste and recycling collection model of the relevant municipality? – Are you supplying appropriate space for the separation of excess construction materials for recycling?