



ENVIRODEVELOPMENT APPLICATION GUIDELINES

General

The full application for certification must be accompanied by a completed application form, statutory declaration and one page overview of the development, detailing the number of lots or number of dwellings/units or m² for commercial or industrial developments, the total area, the density type and overall vision and objectives of the development.

Please indicate on the application form, which elements the development is seeking certification for.

Details of the requirements for EnviroDevelopment certification and the evidence required are as per the EnviroDevelopment Standards document, in addition to the application form, statutory declaration and overview as above. In addition, these guidelines provide further advice about the requirements for EnviroDevelopment certification.

The application form is available in pdf version at: www.envirodevelopment.com.au or in word format upon request by email (kchessher@udiaql.com.au). An application template is also available. It is recommended that this is used to complete an EnviroDevelopment application by inserting appropriate evidence and references into the relevant areas.

The requirements for EnviroDevelopment are rigorous and applicants must provide certainty that requirements will be met. Hence, evidence and overt statements will be required. Statements which just imply that the standards should be met will not suffice. Supporting documentation must verify and support each statement made in the application.

Each requirement should be addressed by a statement, explaining how the requirement has been met and how the supporting documentation is relevant to this requirement. In the instance where there is no supporting evidence, a statement from the developer should be included to guarantee that the requirements will be met.

All attachments/supporting documentation must be numbered and referenced in the application. Please ensure appendices/attachments are referenced in-text.

Where only a portion of the supporting documentation is referenced, for further information, you may wish to include a cd with the full document (however, where there are multiple stages of a development, this may not be practical).

With many requirements, both whole-of-site scale and lot-scale should be considered.

Specific Element Requirements:

Ecosystems	
	<ul style="list-style-type: none">▪ Where possible, provide illustrative evidence to show how the requirements have been met. This may include topography/contour mapping, site photos, architectural drawings, master planning diagrams etc.▪ If claiming points for the contribution of green space, a brief explanation should be included regarding the land ownership and ongoing management of the site.▪ It is helpful to show on-site water balance calculations with regards to comparing them with the pre-development hydrological cycle. Maps and summary statements are also helpful in this regard.▪ Flora and fauna surveys – as much as possible, include findings as well as recommendations and a statement of how these recommendations have been incorporated.
Waste	
	<ul style="list-style-type: none">▪ Be sure to address all stages (i.e. pre-construction, construction, post-construction).▪ Where a requirement cannot be met due to site or development control limitations, reasons must be given as to why it cannot be met and what additional steps will or have been undertaken to meet the principles of the waste element.
Energy	
	<ul style="list-style-type: none">▪ If claiming energy efficiency savings, please indicate the approximate savings in kWh for the development as well as expected use across the development and / or base-case scenario data. This may be shown through using the accompanying EnviroDevelopment energy efficiency checklist or through independent calculations. If independent calculations have been used, please show workings.▪ All essential elements of the energy section must be addressed in addition to measures aimed at achieving the 40% reduction in greenhouse gas production.▪ Please note that the energy efficiency checklist is only a guide and primarily applicable to small scale (less than 100 dwellings) developments.▪ The 40% reduction in greenhouse gas production should be for the whole development i.e. including community facilities etc.

Materials



- Examples of local products and materials and suppliers should be listed.
- If providing statements regarding the use of products with lower lifecycle energy, estimates considering the embodied energy, transport, durability and maintenance requirements of the chosen product/s should also be included.
- Need to estimate what proportion of the development (by volume) uses the 'environmentally responsible' materials.
- Also require evidence of the sustainability credentials of relevant materials.

Water



- If claiming water efficiency savings, please indicate the approximate savings in L per annum or per day for the development and the base-case and / or predicted water use for the whole development. This may be shown through using the accompanying EnviroDevelopment water efficiency checklist or through independent calculations. If independent calculations have been used, please show workings.
- Please note that the water efficiency checklist is only a guide and primarily applicable to small scale (less than 100 dwellings) developments.
- The 40% reduction in potable water use should be for the whole development i.e. including community facilities etc.

Community



- If conforming with the sustainable house checklist requirement of at least 12 points, points which have been achieved, must be included in the submission, preferably marked up on a copy of the checklist. Evidence of this must also be provided.

GLOSSARY



<i>Appropriate consideration</i>	Statements and evidence have been provided which indicate that the developer has made significant efforts to implement strategies (including the recommendations of professional studies / reports) where possible without breaking laws or jeopardizing other essential or environmentally desirable outcomes of the development either now or in the future.
<i>Appropriately qualified professional</i>	Person or organisation of people trained in the relevant area, who would generally be considered by other industry professionals to be qualified to endorse the statements made in an EnviroDevelopment application relating to the sustainability credentials of a development.
<i>Brownfield site</i>	Land within an urban area on which development has previously taken place.
<i>Certification</i>	Formal UDIA and EnviroDevelopment Board of Management authority to utilise EnviroDevelopment branding to explain the sustainability achievements of a development for a specified period, having fulfilled the requirements to show achievement of the criteria for one or more elements of EnviroDevelopment to the satisfaction of the EnviroDevelopment Board of Management and fulfilled all documentary and financial requirements.
<i>EnviroDevelopment Standards</i>	EnviroDevelopment Technical Standards 1.1 are the criteria used to evaluate the sustainability credentials of a development, under the six key areas of EnviroDevelopment.
<i>Licence agreement</i>	A deed which documents the conditions of use of Intellectual Property relating to an EnviroDevelopment.
<i>Lifecycle energy</i>	The energy consumption of a product throughout its entire lifecycle, including the energy required to extract, manufacture, transport and maintain the product.
<i>Locally native vegetation</i>	Native plants which are endemic to the area.
<i>Minimal disruption</i>	Construction and building methods and masterplanning of the development reduces disturbance of the landform or ecosystems to the greatest extent possible whilst delivering on the planned development capacity. This includes choice of buildings that do not require slabs on sloping gradient for example.
<i>Master Plan</i>	A comprehensive plan that describes and maps the overall development concept for an area or precinct, including present and future land use, detailed urban design and landscaping, built form, infrastructure and service provision
<i>MUSIC modelling</i>	Model for Urban Stormwater Improvement Conceptualisation (MUSIC) is designed to simulate urban stormwater systems and allows estimates of pollutant generation from different land uses.
<i>Natural hydrological regime</i>	The amount and timing of run-off from the site pre-development in terms of both water flows and sediment loads.
<i>Potable water</i>	Water that is provided for and/or of appropriate quality for human consumption.
<i>Provisional licence</i>	Preliminary EnviroDevelopment certification is granted when an application is submitted prior to the development approval process being completed for the purposes of communicating intent to Local Government/s and stakeholders. Full certification is subject to final development approval and is dependent on whether there have been changes made to the proposed development which impact on EnviroDevelopment qualifications.
<i>Sensitive conservation areas</i>	Areas of land or water whose environmental values - as exemplified by the species diversity or the presence of rare or endangered species - are both

precious and sensitive to disturbance. This includes any sites identified by legislation or environmental experts as such areas.

<i>Significant efforts</i>	The committed implementation of strategies, methods and measures to mitigate any potentially adverse impacts and/or demonstrate significant net gain. Such efforts, whilst recognising financial and practical impediments, must be over and above regulatory requirements and demonstrate a commitment to achieve the criteria. Ultimately the EnviroDevelopment Board of Management must be convinced that efforts were 'significant'.
<i>Significantly modified site</i>	A site where the natural state had been substantially altered (e.g. other urban or industrial development or intensive agricultural practices) prior to the proposed development commencing.
<i>Solar access</i>	Potential of a lot to receive appropriate levels of sunlight in order for certain areas of a dwelling to receive and utilise the sun's energy.
<i>Standard alternative product</i>	A product which fulfills the same purpose as the proposed material.
<i>Sustainable forestry operations</i>	Timber is sourced from either a certified timber source or is accompanied by chain of custody documentation as evidence that the timber has been sourced from a legally harvested and sustainably managed forest.
<i>VOC</i>	Volatile organic compounds (VOCs), are a range of chemical substances that become air borne, or volatile, at room temperature.
<i>Waste minimisation techniques</i>	Activities which result in a significant reduction of the amount of waste produced.
<i>Water balance calculations</i>	A calculation of the balance of water demand and supply of the development i.e. potable and non-potable water demand and supply.
<i>Where appropriate</i>	Criteria which must be fulfilled by the applicant unless otherwise deemed by the Board of Management after consideration of extenuating circumstances which have been outlined in the EnviroDevelopment application to show that an action encouraged by the EnviroDevelopment standards would not be appropriate with regard to a particular development situation.
<i>Where feasible</i>	Criteria which must be fulfilled by the applicant unless otherwise deemed by the Board of Management after consideration of extenuating circumstances which have been outlined in the EnviroDevelopment application to show that an action encouraged by the EnviroDevelopment standards would not be appropriate with regard to a particular development situation.
<i>Where possible</i>	Criteria which must be fulfilled by the applicant unless otherwise deemed by the Board of Management after consideration of extenuating circumstances which have been outlined in the EnviroDevelopment application to show that an action encouraged by the EnviroDevelopment standards would not be appropriate with regard to a particular development situation.