did you know?
Recent research by the Green Building Council of Australia has shown that applying ecological planning and design strategies into buildings can result in:

• 60% reduction in water and energy consumption
• Reduction in annual operating costs and more efficient asset management
• Higher relative investment returns (minimum 14% Return On Investment ROI)
• Higher market value for asset (10% increase)
• Higher rents (5-10% increase)
• Less than 3% premium above standard cost of construction to build green
• Increased occupant well being and productivity
• A marketing advantage

(Source: Green Building Council Australia “Dollars & Sense of Green Buildings” 2006)

making it easy
The City of Knox has employed an ESD officer to assist planning permit applicants in the use of STEPS and SDS, as well as promoting the incorporation of sustainability into building developments.

Training is also available on the use of STEPS and SDS via the Moreland Energy Foundation Ltd (MEFL) and Moreland City Council.

it’s simple
By using simple design strategies and choosing efficient services and appliances you can improve your developments environmental performance, conserve resources and make substantial savings in its operation now and into the future. Here are some tips:

• Maximise northern orientation to passively heat living spaces and optimise the use of natural light
• Provide adequate shading to all windows to reduce summer heat gain
• Cool areas passively by locating windows to capture breezes and promote methods of natural ventilation
• Ensure walls, ceilings and floors are properly insulated
• Select energy efficient services, lighting and appliances
• Use landscaping to optimise shading to create cool and comfortable conditions

more information
For further information on STEPS and SDS, their effect on your planning application and training opportunities, or for assistance on using the tools, please contact Council’s ESD officer or planning officers.

Ph: (03) 9298 8125  Fax: (03) 9801 0389
Email: knoxcc@knox.vic.gov.au

City Planning, 511 Burwood Highway, Wantirna South Vic 3152

For more information and access to the tools, as well as useful links, please visit www.knox.vic.gov.au
introducing STEPS and SDS

The City of Knox is committed to taking a leading role in creating sustainable communities.

Knox City Council has endorsed the use of the Ecologically Sustainable Development (ESD) assessment tools STEPS and SDS. These computer-based tools are an easy way to see if your proposed development measures up to standards of environmental performance. They can show you simple ways to improve your design to reduce environmental impacts and achieve Council’s targets.

All planning permit applicants are strongly encouraged to make use of Sustainable Tools for Environmental Performance Strategy (STEPS) for residential buildings and/or the Sustainable Design Scorecard (SDS) for non-residential buildings.

The purpose of requesting planning permit applicants to use the web based assessment tools is to:

• Make sure new buildings meet appropriate environmental performance standards
• Give a clear outline of the environmental objectives and standards required by Council
• Provide a consistent and fair approach to assessing planning applications on their environmental impact
• Offer flexibility on how developments meet these standards with easy-to-use assessment tools
• Promote awareness and knowledge of the benefits of incorporating sustainability within developments from the planning stage

assessing your development:
which tools to use and where to access them

residential developments

• All multi-unit developments of 3 or more dwellings
• Residential component of a mixed use development

STEPS
(Sustainable Tools for Environmental Performance Strategy)

You can complete the tool online, and then print out the report to submit with your planning application. A guide to using the STEPS tools is located on the website under ‘explanatory notes’.

To access, learn and complete the STEPS tool go to: www.morelandsteps.com.au
(Note: Applicants should complete a FirstRate report prior to using the STEPS tool).

non-residential developments

• Commercial/industrial development with an increase in net floor area of 500m² or more
• Retail/commercial component of a mixed use development

SDS
(Sustainable Design Scorecard)

SDS is an easy-to-use Microsoft Excel document that provides a method for assessing the environmental impact of non-residential buildings.

To access, learn and complete the SDS tool go to: www.portphillip.vic.gov.au/sds
(Note: Applicants should complete a Waste Minimisation Plan. An example is available with the SDS tool).