

The EnviroDevelopment Concept

EnviroDevelopment has been created to increase the uptake of sustainability in all aspects of development including residential, retail, commercial and industrial as well as mixed-use developments. Its purpose is to mainstream more sustainable development, beyond display projects. It is designed to harness the enthusiasm of industry, government and the community and to inspire higher achievement than would be achieved through regulation, whilst maintaining opportunities for flexibility and innovation.

EnviroDevelopment offers independent certification of the sustainability credentials of a development. Through this recognition and related rewards, EnviroDevelopment provides an incentive-based system designed to increase sustainability in developments via key partnerships, rewards and marketing. The EnviroDevelopment framework covers a broad spectrum of environmental and community sustainability issues relevant to development. Although there is no specific section dedicated to economics (which would complete the triple bottom line trilogy), economic impacts have been considered and integrated into the standards and will also be considered by developers on a case-by-case basis in their choice of environmental solutions.

EnviroDevelopment is separated into six key elements: ecosystems, waste, energy, materials, water and community. It also addresses issues of relevance right through the development chain, commencing from the conceptual stages of a development. This is important as addressing environmental issues at this early stage can offer better outcomes and more opportunities for reducing environmental impacts and improving environmental performance. If environmental issues are not considered at this time, only a limited array of initiatives may be able to be implemented (often limited to a building's design and construction) to reduce the overall environmental impact of the population.

The EnviroDevelopment standards have been designed to be flexible, to encourage innovation and to avoid any unintended negative outcomes that can sometimes result when standards or regulations are overly prescriptive. Hence, the EnviroDevelopment standards aim to recognise the performance of a development in achieving broad environmental goals, whilst facilitating the most appropriate or innovative method to be chosen for individual situations.

The EnviroDevelopment standards are set higher than standard practice and a development that achieves EnviroDevelopment recognition should therefore be one that stands out and of which the industry and community can be proud. For EnviroDevelopment to maintain its integrity and credibility as a catalyst of change and recognisable brand, the standards set must hold up under rigorous scrutiny from a range of individuals and organisations including government, community-based organisations and the scientific community.

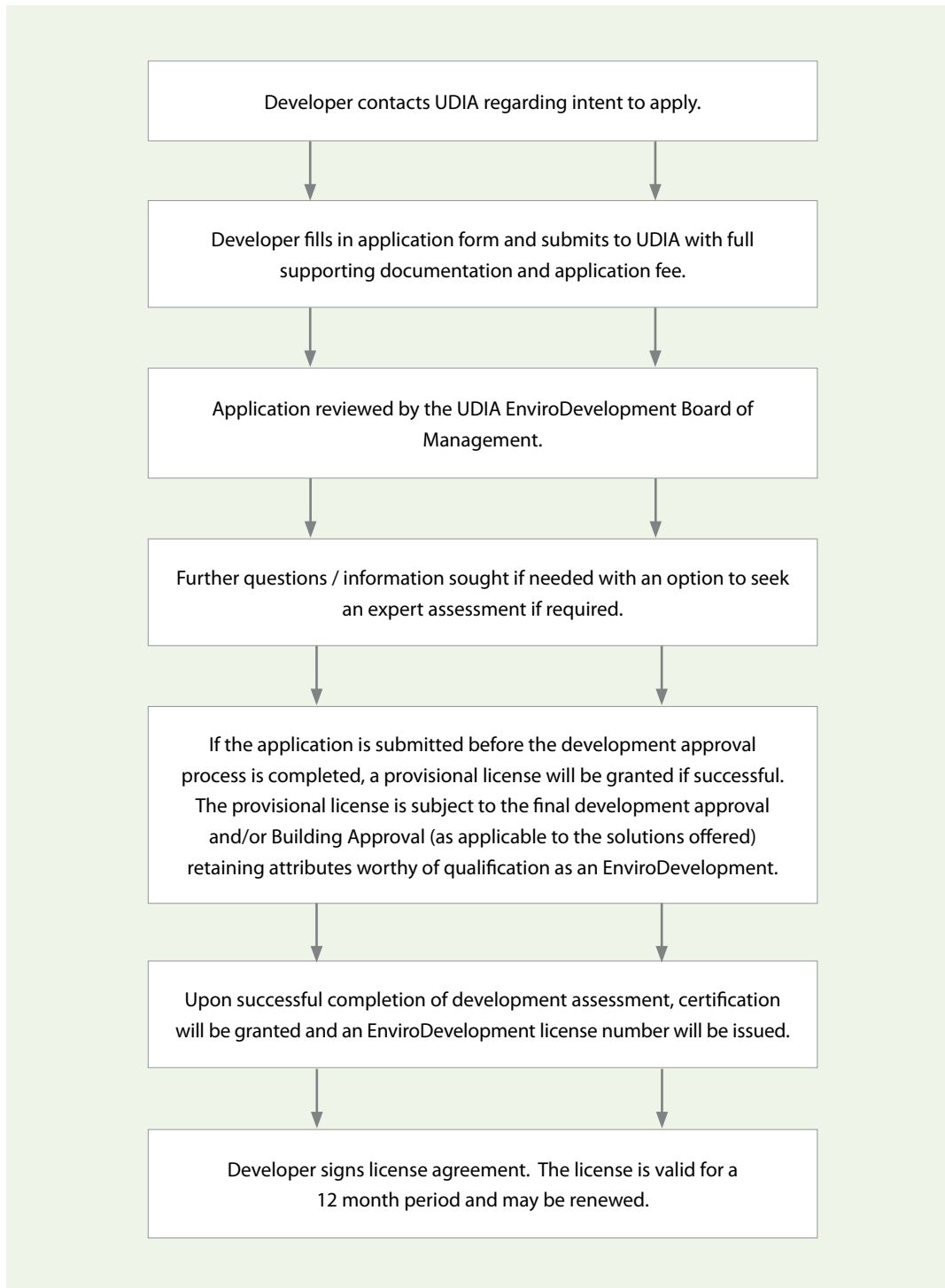
The level EnviroDevelopment is targeting is roughly such that the standards are set at a level only a restricted number of developments (e.g. conceptualise the top 10-20%) are currently achieving. However, this level would be within the grasp of a much larger number, irrespective of site or type of development, given sufficient encouragement and incentives.

Conversely, the standards are not set so high that they would be seen as too difficult or expensive to be worth aiming for. Such a situation would see EnviroDevelopment become irrelevant and have little positive impact on industry performance or consumer awareness.

EnviroDevelopment Certification Process Guidelines

The process for EnviroDevelopment certification is outlined below in Figure 1.

Figure 1



Certification Process and Submission Timing

In principle, a developer may apply for EnviroDevelopment certification as soon as they can demonstrate, with a high level of certainty that the development will reliably meet the EnviroDevelopment requirements. It is envisaged that the application for certification will generally be submitted at the same stage as the development application is lodged or as soon as evidence is available offering certainty of achievement of EnviroDevelopment standards. This is on the basis that much of the evidence required for EnviroDevelopment is compatible with the evidence required for a development assessment and that this is likely to be the timing offering the greatest benefits of EnviroDevelopment certification to both developers and government.

Submission around the time of a development application should allow preliminary certification of qualifying developments, for use in development assessment discussions. However, the timeline for EnviroDevelopment certification may vary depending on the EnviroDevelopment solutions chosen for a particular development, as some solutions may be locked in earlier than others. For example, a developer may have legal evidence protecting an area of vegetation earlier than they might have a covenant or body corporate design guidelines locked in place to ensure the sustainability features of buildings.

Where a developer has obtained preliminary EnviroDevelopment certification (subject to the final development approval) they must resubmit an application after the development approval, highlighting any changes made since the preliminary approval.

An application for EnviroDevelopment certification should include a completed application form, a signed statutory declaration and all other documentation as required to demonstrate reliable achievement of the EnviroDevelopment standards.

EnviroDevelopment applications will be considered by the EnviroDevelopment Project Manager, with input from appropriately qualified experts as necessary. However, to further ensure integrity, EnviroDevelopment certification will require the endorsement of the EnviroDevelopment Board of Management. Every effort will be made to ensure that EnviroDevelopment applications will be processed within five weeks of receipt of all documentation and supporting information.

EnviroDevelopment certification will be valid for a period of 12 months from the date of approval by the Board of Management. However, the EnviroDevelopment certification will only be granted after the licencing agreement has been signed by both parties and all fees have been paid.

EnviroDevelopment Renewal

To renew EnviroDevelopment certification, the developer will be required to submit, four weeks before the renewal date: a completed renewal form; signed statement and all appropriate documentation detailing any changes in the development that may affect the basis upon which the EnviroDevelopment licence was granted from the time of the initial certification to the end of the period of renewal. A renewal fee will also be payable.

EnviroDevelopment Compliance

EnviroDevelopments may be subject to random site checks. Where appropriate, and at UDIA's discretion, further information may be requested to ensure the integrity of EnviroDevelopment certification and the continued compliance of certified developments.

Developers of EnviroDevelopments must advise UDIA within ten working days of any changes made, or proposed to be made, to the proposed or existing development which may effect eligibility for EnviroDevelopment certification.

If the UDIA has concerns regarding a breach of the basis for certification of a development or the licencing agreement, UDIA will advise the developer of these concerns and request evidence of compliance within two weeks of the notice.

EnviroDevelopment certification may be revoked if the UDIA is not satisfied that the certified EnviroDevelopment is as per the requirements and the spirit of EnviroDevelopment. In the instance of non-conformance, the licence will be revoked and the application fee will not be refunded. There may also be cause to make public statements about such non-compliance to protect the broader integrity of EnviroDevelopment.

The developer will also be ineligible for EnviroDevelopment certification for any project for a period of two years if found to breach the agreement or provide incorrect or false statements. Similarly, any third parties or consultants found to be providing substantially incorrect or false statements or evidence for the purpose of EnviroDevelopment certification may be declared by the Board of UDIA to be ineligible to provide evidence for EnviroDevelopment certification for a period of two years.

Such actions by any party may be found to constitute a breach of the UDIA (Qld) Code of Ethics and result in loss of UDIA (Qld) Membership.

The use of the EnviroDevelopment logo system will be protected and action will be taken against persons or organisations found to be fraudulently representing a development, or a component of a development, as an EnviroDevelopment.

EnviroDevelopment certification should not be seen as an alternative to compliance with local, state or federal laws. Developments (including EnviroDevelopments) must fulfil their regulatory requirements under the relevant legislation and planning schemes.

EnviroDevelopment Standards Review

The EnviroDevelopment standards will be reviewed periodically as required to ensure that the criteria are appropriate in light of new technology, regulation or standard practices. Where EnviroDevelopment applications are received which demonstrate exceptional environmental performance, equivalent to or exceeding the standards required for certification but which fail to comply with the existing detail of the EnviroDevelopment criteria, in exceptional circumstances and at the discretion of the EnviroDevelopment Board of Management, this may trigger a review of the EnviroDevelopment standards and the certification may be approved.

Applicants and other interested parties should refer to the website (www.envirodevelopment.com.au) for the most recent versions of the EnviroDevelopment standards. Although the EnviroDevelopment standards outline the evidence required for EnviroDevelopment certification, applicants must ensure that sufficient evidence is provided to justify claims that criteria have been met. Applicants should also refer to the application guidelines for further details on how to apply for EnviroDevelopment certification and the evidence required.