

Sustainable Building Design

Principles for design / design and construct projects



Council is committed to the following design principles to deliver fit-for-purpose buildings that avoid unnecessary running costs and negative environmental and/or social impacts.

Site Preparation

The construction footprint is managed to minimise clearing of on-site vegetation and site runoff. Where practicable, stockpile topsoil removed during construction for on-site reuse.

Construction Waste

Where demolition of existing structures is required, ensure a materials salvage process is implemented, including source separation of salvageable materials for reuse or recycling.

Energy Management

Design in accordance with Council's [Minimum Energy Performance Standards](#) to deliver energy efficiency infrastructure that avoids unnecessary operating costs.

Ensure adequate consideration has been given to renewable energy generation e.g. rooftop solar.

Water Efficiency

Minimum 4 star WELS rating for lavatory equipment, urinal equipment and tap-ware.

Minimum 3.5 star WELS rating for showerheads.

Utilise recycled water for landscaped areas where available.

Utilise on-site rainwater storage for toilet flushing and other non-potable uses where possible.

Passive Design

Design should be oriented with respect for the local environment conditions, preferably with the long axis running east to west to minimise exposure of east and west walls to morning and afternoon sun. Roof overhangs should be maximised to shade walls and windows from sun and rain.

Windows should be oriented to capture predominant breezes from south to south-east and north to north-east and the building should have a reliance on natural ventilation and cooling where possible.

Waste and Recycling

Ensure adequate storage areas within the building for waste and recycling bins.

Ensure building design includes adequate service vehicle access to waste / recycling storage areas.

Landscaping

Minimise impermeable outdoor surfaces to maximise stormwater infiltration during low-flow events.

A strong preference should be given to plant species native to the local area.

Sites abutting native areas to include appropriate vegetation buffers.

Any exotic species used in the landscape design must be risk assessed to ensure they do not pose a risk of becoming an environmental weed.

Utilise recycled water and/or rainwater for irrigation purposes where available.

Innovation

Where innovative designs, technologies or processes that will increase the capital cost of building construction are proposed, ensure that a return on investment or 'payback period' is calculated and included as part of project planning.

Safe Design

Consider the safety of the design for workers during construction, maintenance, use and demolition. Examples could include designing to minimise manual handling, use of durable, low maintenance materials or choice of non-hazardous products and materials.