

Green building (for Council buildings)

Policy, procedure, protocol	Policy
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Related documents	
Author	Manager
Section / Department	Open Spaces & Facilities
Linkage to Our Community Plan	4 Our Environment
Objective	4.4 We will reuse, recycle and reduce wastage
Strategy	4.4.5 Identify technologies in Council's facilities, infrastructure and service delivery to reduce our ecological footprint

1. Purpose

The purpose of this policy is to ensure that the design, construction, improvement and maintenance of Council built assets is carried out in an environmentally sustainable manner to minimise Council's environmental footprint.

2. Definitions

'5 star rating' refers to the 5 star Green Star Rating under the Green Star rating system developed by the Green Building Council of Australia. A 5 star rating signifies Australian Excellence in environmentally sustainable design and/or construction and is based on nine environmental impact categories, namely Management, Indoor Environment Quality, Energy, Transport, Water, Materials, Land Use and Ecology, Emissions and Innovation. Certification is not a necessary requirement of this policy. The tool is free to download and use as a guide.

'NABERS' refers to the National Australian Built Environment Rating System.

3. Background/Legislative requirements

In 2010 Council formalised its commitment to mitigate and reduce contributions to climate change by adopting the Climate Change Policy. Both new and existing built assets will need to be more efficient in their use of energy, water and materials to reduce their greenhouse gas emissions.

4. Policy Statement

4.1 This Policy provides guidelines for the sustainable construction, improvement and maintenance of Council building and other built assets to ensure that

- they are energy and water efficient
- sustainable materials are used, and
- greenhouse gas emissions are minimised.

4.2 Council is dedicated to implementing the principles of ecologically sustainable development in the construction, improvement and maintenance of its built assets. To achieve this, Council will aim to:

- (a) achieve and maintain a 5 star rating (or equivalent) for all new large (greater than \$1 million budget) buildings,
- (b) design and construct all new smaller (less than \$1 million budget) buildings and built assets (including sewage treatment plants), and improve all existing built assets, in accordance with the Sustainable Design Principles in subsection 6, and
- (c) achieve and maintain a 5 star NABERS rating for its existing buildings.

In addition, Council will comply with:

- (d) Council's Sustainable Water Controls in the DCPs,
- (e) the Sustainable Purchasing Policy, and

(f) Part J of the Building Code of Australia in relation to commercial/industrial buildings.

5. Green Building Budget

- 5.1 At least 5-10% (depending on project scope and size) of total project construction costs should be allocated as a green building budget for the project. Council's Sustainable Purchasing Policy allows the provision for up to 10% price differential to fund key sustainability components. This would cover the additional cost of a particular material or project component that is considered a sustainable alternative to the conventional options (e.g. the cost differential between standard glazing and double glazing).
- 5.2 In order to determine the percentage (if any) of total project construction costs to be allocated as a green building budget for the project, a cost/benefit analysis shall be undertaken to determine whether the sustainable alternatives proposed to be incorporated will deliver cost savings and/or environmental benefits over the projected life of the asset sufficient to justify the expenditure.
- 5.3 If, following the cost/benefit analysis in 5.2 above, a green building budget is established, then it should be protected as a non-negotiable item during cost savings and value management sessions as it should be considered as an investment that will return benefits to Council over the life of the building.

6. Sustainable Design Principles

In the construction, improvement and maintenance of its built assets, Council will consider and incorporate the following Sustainable Design Principles. Where these cannot be incorporated into the design, an explanation must be provided.

- (a) Maximise energy efficiency and surpass minimum statutory requirements for energy efficiency.
- (b) Strive for long-term sustainability and energy security by installing renewable energy generation systems such as solar and wind generation
- (c) Maximise water efficiency and surpass minimum statutory requirements for water efficiency.
- (d) Access alternative water sources to reduce consumption of potable water.
- (e) Phase out the use of potable water in landscaping.
- (f) Incorporate materials and fittings that are not harmful to the health, safety and well-being of building users.
- (g) Ensure work area have access to natural light and external views.
- (h) Select materials with lower embodied energy and environmental impacts.
- (i) Maximise reuse and recycling of construction and demolition waste.
- (j) Do not use the following timbers or their products:
 - rainforest timbers (unless certification is provided that they are plantation grown), or timber from Australian high conservation forests.
 - Use preventative treatments by physical means to minimise the risk of pest infestations in new construction work rather than chemical pesticides or termiticides.

- Minimise impacts to the local environment and utilise water-wise and indigenous plants.
- Use porous paving materials and minimise the extent of paved areas.
- Consider the potential impacts of climate change on the siting, design and accessibility of new or replacement infrastructure.