Sustainable Building Design Policy

	Approval Date: Review Date: (Generally two years)
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1. PURPOSE

The purpose of this policy is to inform the level of sustainability required for both construction of new buildings and refurbishment of existing buildings by City of Greater Bendigo so as to:

a. promote the use of sustainable resources
b. minimise operating costs
c. reduce waste
d. reduce energy consumption
e. minimise water use
f. enhance user/occupant health and wellbeing

2. SCOPE

This policy will be applied by staff responsible for the development of plans and specifications for all new buildings or major renovations/ refurbishments projects undertaken by City of Greater Bendigo.

3. REFERENCES

This policy supports the Council Plan strategy of – *Reducing everyday environmental impacts,* and the Natural Environment Strategy 2007-2010 - Action 5.4 – *Ensure that new City of Greater Bendigo facilities are designed in accordance with the principles of environmental building design set out in the Environmentally Sustainable Development Design Guide for Australian Government Buildings*.

4. DEFINITIONS

Sustainable buildings are structures that incorporate the principles of sustainable design so that the impact of a building on the environment and the community will be positive or minimal over its lifetime. Sustainable buildings incorporate principles of energy and resource efficiency, practical applications of waste reduction and pollution prevention, good indoor air quality and natural light to promote occupant health and productivity, and transportation efficiency in design and construction, during use and reuse.

5. POLICY

- Building project managers and designers shall consider the objectives stated in Sustainable Building Design Guidelines. All projects must consider optimizing sustainability in terms of environmental, social and economic impacts.
- Sustainable Building Design Guidelines must be provided with all tender and contract documentation and completion of the Sustainable Building Design Checklist is required as a contract output.
- The Sustainable Building Design Checklist must be completed and submitted with design information as part of the project approval process.
- Service Units will build into their existing processes the necessary measures to facilitate assessment and monitoring of implementation of the Guidelines and Checklist.
- Staff responsible for the development and/or management of building projects shall be trained in the principles of sustainable building design.
- Ensure building orientation, design and position take advantage of aspect and climatic factors to minimise energy consumption.
- Solar and other renewable technologies should be utilized where possible.
- Maximise water conservation by managing water as a limited resource during site design, building construction, occupancy and maintenance.
- Minimize energy and materials waste throughout the building's life cycle, from design through to demolition or reuse.
- Ensure design that facilitates operating systems and practices which support an integrated waste management system.
- Landscaping should enhance the operation and use of the building, while promoting biodiversity values.
- Ensure that the acoustic design of the building is appropriate for all intended uses.
- Ensure use of materials and design strategies that will achieve optimal indoor environmental quality, particularly including light and air, to maximize health and productivity.
- Transportation efficiency both for occupants and customers/clients should be considered in site selection and design.

Attachments

Sustainable Building Design Guidelines
Sustainable Building Design Checklist