

**General Policy****SUSTAINABLE BUILDING DESIGN POLICY****Intent**

The aim of this policy is to incorporate sustainable building design principles in all Council buildings.\* This will be achieved by applying the policy to all new Council buildings and projects to extend renovate and/or retrofit existing Council buildings.†

Council will lead by example and become an inspiration to the Cairns regional community. Council will consider sustainability in the design of all new buildings and renovation projects. It will aim to maximise energy efficiency and minimise environmental impacts and resource use in the construction, operation and maintenance of Council buildings and facilities.

The intent of this policy is to:

- Reduce the environmental impacts of constructing, renovating and operating Council buildings;
- Reduce the operational costs associated with Council buildings and facilities;
- Demonstrate leadership to the community by adopting and promoting sustainable building design suitable for the region's tropical climate;
- Improve energy efficiency of Council buildings and facilities;
- Reduce reliance on non-renewable electricity; and
- Provide a healthy indoor environment in Council buildings.

**Scope**

This policy is applicable to all works to construct, extend, renovate and retrofit Council buildings.

**Outcomes**

Council buildings:

- surpass minimum statutory requirements for energy and water efficiency where possible;
- incorporate materials with lower environmental impacts;
- provide a high quality indoor environment;
- are fitted with electricity sub-metering devices; and
- maximise opportunities for public and active transport access.

**Provisions**

Council will:

- Apply the **Sustainable Building Design Principles (below)** to the design, construction, extension and renovation of Council buildings;
- Assess Council building designs and renovation and retrofit proposals using the Sustainable Design Checklist;
- Not approve projects unless they meet all mandatory performance targets and at least 50% of optional performance targets in the Sustainable Design Checklist; and
- Achieve at least a five star Green Star accreditation or equivalent for all new Council building projects with a total project budget of \$10 million or over for which an applicable tool exists.

---

\* For the purposes of this policy a 'building' is a structure with roof and walls that is regularly occupied by people

† Eligible renovation and retrofit projects have a budget of \$5000 or more and involve building extension, upgrade, re-fitting, or replacement or upgrade of building systems (including air-conditioning).

Council will systematically review international best practice in sustainable design and changes to relevant State and Federal legislation and ensure that this Policy, the Sustainable Design Guidelines (#3437253) and the Sustainable Design Checklist (#2992100v4) are updated accordingly.

## **Sustainable Building Design Principles**

### Energy and emissions

1. Incorporate passive design measures to maximise the use of natural ventilation, cooling and lighting
2. Maximise energy efficiency and surpass minimum statutory requirements for energy efficiency
3. Strive for long-term sustainability and energy security by installing renewable energy generation systems
4. Maximise opportunities for public and active transport access to the building

### Water and wastewater

5. Maximise water efficiency and surpass minimum statutory requirements for water efficiency
6. Access alternative water sources to reduce consumption of potable water
7. Phase out use of potable water in landscaping

### Indoor Environment Quality

8. Incorporate materials and fittings that are not harmful to the health, safety and well being of building users
9. Use air-handling and temperature control systems that provide a comfortable and healthy indoor environment
10. Ensure work areas have access to natural light and external views

### Waste and construction materials

11. Select materials with the lower embodied energy and environmental impacts
12. Maximise reuse and recycling of construction and demolition waste
13. Allow adequate space for recycling, waste storage and composting by building occupants

### Local Environment

14. Restore habitat and improve community spaces surrounding buildings
15. Minimise the impact during and post development on biodiversity, water and soil quality, soil erosion and visual amenity

◆◆◆◆◆

**This Policy is to remain in force until otherwise determined by Council.**

**General Manager Responsible for Review:**

**General Manager Planning &  
Environment**

**ADOPTED:12/10/2011**

**DUE FOR REVISION:12/10/2015**

**REVOKED/SUPERSEDED:**