



Policy Owner: Director Community, Planning & Environment

Policy Category: Strategic

Categories: 1. Our Living Environment

1. STATEMENT OF INTENT

- 1.1 The policy provides the framework to assist Council to invest in high quality design and construction for its own facilities, that achieves best practice sustainable building outcomes, while realising short-, medium- and long-term resource savings and avoid ongoing operational, maintenance and legacy costs.
- 1.2 In addition to financial savings, the policy delivers environmentally sustainable construction, and buildings that are comfortable, energy and water efficient with good indoor air quality, resulting in a wide range of health, social and economic benefits.
- 1.3 The policy aims to go beyond business as usual to exceed the sustainability criteria of statutory obligations such as the *National Construction Code* (NCC) but it does not replace them.
- 1.4 The policy will be implemented in conjunction with legislative obligations and/or relevant standards such as the NCC, Australian Standards and development controls.
- 1.5 The policy is supported by the “Sustainability Guidelines for Council Buildings” which provide detailed technical directions to implement the policy.

2. ELIGIBILITY

- 2.1 This policy applies to all councillors, staff, contractors and suppliers involved in designing, building, upgrading and maintaining Council owned buildings, and buildings where Council is a tenant.

3. DEFINITIONS

- 3.1 Sustainability Guidelines for Council Buildings (“the Council Guidelines”) - a detailed technical document accompanying the policy to help Council staff, consultants and contractors specify, evaluate and implement sustainability outcomes for a range of asset types and scales, including new builds, in line

with this policy. Alternatives that go beyond individual specifications within the Council Guidelines are encouraged and will be considered on a case-by-case basis.

4. PROVISIONS

- 4.1 Building works should aspire to achieve best practice sustainable design outcomes equivalent to 5-star Green Star and/or 10-20% above the Minimum Energy Performance Standards of the NCC. To achieve this:
- a) New major building works with a total design and construction value of \geq \$10M should aspire to achieve a 5 Star Green Star rating or equivalent, OR comply with the Council Guidelines.
 - b) New minor building works with a total design and construction value of $<$ \$10M should aspire to comply with the Council Guidelines.
 - c) Major upgrades to existing buildings with a total design and construction value of \geq \$10M should aspire to achieve a 5 Star Green Star rating or equivalent, OR comply with the Council Guidelines.
 - d) Upgrades to existing buildings with a total design and construction value of \$200K to $<$ \$10M should aspire to comply with the Council Guidelines.
 - e) Regular equipment checks and servicing by Council maintenance staff and contractors should aspire to comply with Part 3 of the Council Guidelines.
 - f) Repair or replacement of building components or equipment should aspire to comply with Parts 2 and 3 of the Council Guidelines.
- 4.2 Council will determine application of Green Star on a project-by-project basis, and whether to achieve formal certification. In general, all projects except iconic, high profile or high budget (e.g. \$30m $>$) projects will not need certification.

5. RESPONSIBILITY/ACCOUNTABILITY

- 5.1 Environmental Service Department staff will:
- a) assist Council Project Managers in the implementation process as required;
 - b) coordinate staff training on implementing the policy and the Council Guidelines;

- c) review the Council Guidelines every year to ensure the specifications remain best practice; and
- d) in the first 2 years of the policy, coordinate monitoring and evaluation of the effectiveness of the policy and Council Guidelines in achieving sustainability outcomes by reviewing 2-3 multi-dimensional projects, or projects that demonstrate a varied project mix.

5.2 Council Project Managers, or their delegate, will:

- a) oversee implementation of the policy and the Council Guidelines on a project-by-project basis;
- b) identify which specifications within the Council Guidelines are applicable or not applicable to the project. And whether an accredited Green Star is required;
- c) prepare relevant documents to ensure they communicate the applicable sections of the Council Guidelines and the compliance process; and
- d) attend relevant meetings and site visits to confirm implementation.

5.3 Design Consultants will comply with the Council Guidelines and the implementation reporting process.

5.4 Building Contractors will:

- a) ensure the Council Project Manager is informed of all implementation checkpoints ahead of time; and
- b) comply with the Council Guidelines and implementation reporting process.

6. RELATED POLICIES/DOCUMENTS/LEGISLATION

The Policy should be read in conjunction with the following Council policies:

- Contracts Management Manual
- Development Control Plan
- Procurement Policy
- Sustainable Building Guidelines

The Policy should be read in conjunction with the following documents/legislation:

- National Construction Code
- Relevant Australian Standards

Version	Date Approved	Approved by	Resolution No.	Review Date
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