

Environmentally Sustainable Design (ESD) Policy

Preamble

Bass Coast Shire Council is committed to preserve, protect, restore and enhance the natural environment across Bass Coast for the next 10 years. Council and the community have started to ready themselves for the impacts of climate change through increased sustainable business practices, sustainable transport and buildings and better environmental waste management practices. The Environmentally Sustainable Design (ESD) Policy is a set of guidelines that assist people to make decisions about sustainable building projects.

Policy objectives

The Environmentally Sustainable Design (ESD) Policy aims to:

- Provide organisational direction about incorporating Environmentally Sustainable Design (ESD) into Council's building projects.
- Support new or changed circumstances where Council customers, partners, and the community require firm commitment to sustainable building standards.
- Ensure consistency of Environmentally Sustainable Design (ESD) across all Council building projects.
- Articulate Bass Coast's approach to incorporating ESD measures into Council buildings.

Policy statement

Bass Coast Council either owns or is responsible for the care and management of 365 buildings. These buildings are used in the delivery of many Council services. There is an extensive range of building assets ranging from shelters and small sheds to large community facilities. These assets have been provided over many decades and as a result, they have been constructed to different standards and provide levels of fitout depending on the use of the building.

Demand drivers affecting future utilisation of assets

Overall increased population in Bass Coast is likely to increase customer expectations in relation to new and existing community facilities, aquatic centres and sporting facilities, etc. Equally, as community and legislative standards change, customer expectations with regard to the performance and services provided from the existing building portfolio is likely to change, leading to the possibility of the need to redevelop some sites.

Changing climatic circumstances and increased environmental awareness is expected to lead to increased customer expectation in relation to the environmental sustainability of Council's building portfolio. This will lead to a greater emphasis on water use reduction and re-use schemes and efficient energy source use within Council properties.

Changes in Technology

It is anticipated that current technology trends will affect the assets and delivery of services from Council's building assets including:

- Changes in efficiency and viability of solar electricity, solar hot water services, water saving methods and water storage methods
- Increased efficiencies of low energy and sustainable practises in building design
- Changes in building methodology and longer life building materials and building rehabilitation techniques

Climate Change

Planning for climate change is required to ensure that the impacts of climate change are minimised as much as possible. This is essential for building assets which can be impacted by climate change in the following ways:

- Coastal flooding
- Increased frequency and extremes of flooding and droughts
- Increased risks of wildfires
- Increased exposure to sunlight causing materials to degenerate at faster rates

Therefore, Bass Coast Council's Building Asset Management Plan identified the Natural Environment as one of Council's Key Strategic Activities linked to asset management objectives, and the importance of factoring Environmentally Sustainable Design (ESD) principles and the effects of climate change factored into the design and maintenance of Council's buildings to protect, maintain and enhance our unique natural environment for the enjoyment of all.

Also, during the process of developing the Buildings Asset Management Plan a number of key issues arose that required addressing, and formed the Asset Management Improvement Plan. One of the key improvement opportunities was ensuring Environmentally Sustainable Design (ESD) principles are included in Council's building operational and capital works planning and design.

ESD Standards and Targets

Project Type	ESD Standard	ESD Target
New Building Construction	Green Star Design & As Built (latest version)	4 star Green Star
Building Redevelopment	Green Star Design & As Built (latest version)	4 star Green Star
Building Revitalisation	Green Star Design & As Built (latest version)	4 star Green Star
Building Upgrade	Green Star Design & As Built (latest version)	4 star Green Star
Building Renewal	Green Star Design & As Built (latest version)	4 star Green Star

Tenant Fitout in Leased Council Buildings	Green Star Interiors (latest version)	4 star Green Star
Maintenance		Products/equipment to be sourced using the sustainable products checklist (RM8 Link ED17/88495)
Demolition		60% of demolition waste (by weight) is either reclaimed for reuse or recycled by a waste contractor.

Additional documents

The following documents are provided to facilitate the implementation of this policy:

Sustainable Products Checklist (RM8 ED17/88495), to be added as a checklist item in the existing project brief forms.

Green Star - Design & As Built interactive scorecard (Excel spreadsheet), latest version to be downloaded from <http://new.gbca.org.au/green-star/rating-system/design-and-built/>

Green Star - Design & As Built calculators and guides, latest versions to be downloaded from <http://new.gbca.org.au/green-star/rating-system/design-and-built/>

Green Star - Interiors calculators and guides, latest versions to be downloaded from <http://new.gbca.org.au/green-star/rating-system/interiors/>

Reference to other documents

Council Plan 2017 - 2021

Natural Environment Strategy 2016-2026

National Strategy for Ecologically Sustainable Development (NSES) 1992

Building Asset Management Plan 2016 (RM8 ED16/54170)

Asset Management Policy Infrastructure Assets 2017 - 2021 (RM8 ED17/63269)

Review process

This policy is to be reviewed at an interval not exceeding four (4) years of it coming into operation.

Accountability process

The following table highlights the policy requirements during different project stages and identifies the person(s) accountable for the proper application of the Policy.

Project Stage	Policy Impact/Requirements	Responsibility
Preliminary Investigation	Source relevant products/equipment using the sustainable products checklist (RM8 Link ED17/88495)	Project Officer

Environmentally Sustainable Design (ESD) Policy

Concept	As part of the internal review process, ensure ESD policy requirements are incorporated in the feasibility study report	Project Officer & Capital Works Steering Group
Detailed Design	Ensure ESD policy requirements are incorporated in design plans	Project Officer & Capital Works Steering Group
Specification Documents	Ensure ESD policy requirements are incorporated in building specifications	Infrastructure Coordinator & Capital Works Steering Group
Project Reconciliation	Provide copies of as built/construction drawings and specifications to the environment team & climate change and sustainability officer.	Infrastructure Coordinator

Approval

Adopted by Council at its meeting held on

Date 15/11/2017

Signed by the Mayor (Cr Pamela Rothfield)



Date 15/11/2017