

Policy P208 Ecologically Sustainable Building Design

Responsible Business Unit/s	City Environment
Responsible Officer	Buildings Coordinator
Affected Business Unit/s	City Environment, Development Services

Policy Objectives

To provide a policy framework that enables the City to endorse and embrace the principles of Ecologically Sustainable Development (ESD) through building design guidelines for City buildings and related projects including greenfield and brownfield developments.

Buildings contribute significantly to the negative impact on our environment consuming 32% of the world's resources, including 12% of the world's fresh water and up to 40% of the world's energy. Buildings also produce 40% of waste going to landfill and 40% of air emissions¹.

In Australia, commercial buildings produce 8.8% of the national greenhouse emissions and have a major part to play in meeting Australia's international greenhouse targets².

This Policy is in keeping with the City's Sustainability Strategy 2012-2015 which defines sustainability as - "Enhancing the quality of life and prosperity of the community and preventing the harmful local and global effects of its action through careful planning and decision-making".

The City has developed a Climate Change Strategy 2010-2015 which supports this Policy, and in addition the City is committed to the voluntary campaign of the International Council for Local Environmental Initiatives (ICLEI) Water Campaign. These programs are a commitment to reduce greenhouse gas emissions and conserve energy and water use resulting from organisational (corporate) activities and the community.

The *Local Government Act 1995* was amended in 2004 to insert an additional directive in section 1.3 to local government to the effect that:

In carrying out its functions a local government is to use its best endeavours to meet the needs of current and future generations through an integration of environmental protection, social advancement and economic prosperity.

Policy Scope

This policy affects all employees, contractors and the wider community to embrace and encourage ecological sustainable development throughout the City.

¹ OECD (2003) Environmentally Sustainable Buildings: Challenges and Policies. A report by the OECD

² DEH (2001) Australia State of the Environment report. The Department of the Environment and Heritage: Canberra.

Policy Statement

The City recognises the significance of ESD building design in contributing to community enrichment and sustainable development. As such, the City agrees to support sustainable development in its building design by:

- Utilising the ESD building design principles of the State and Federal governments;
- Contributing a percentage of the total infrastructure costs on ESD initiatives for non-base build in major building projects and refurbishments (For example, regional and district pavilions, libraries and public facilities such as leisure centres and community halls);
- Ensuring that an ESD checklist (based on available agency publications) is applied to minor building projects (eg. local sporting pavilions) on City owned facilities;
- Ensuring that savings of project costs due to ESD initiatives are reinvested into the project to facilitate further ESD initiatives; and
- Maximising the opportunities for external funding to contribute to identified ESD initiatives.

Legislation / Local Law Requirements

Building Codes of Australia requirements
State Government building regulations

Other Relevant Policies/ Key Documents

P103: Communication and Consultation
P201: Sustainable Procurement
P202: Energy Conservation
P692: Sustainability
City of South Perth Sustainability Strategy 2012-2015
City of South Perth Climate Change Strategy 2010-2015
City of South Perth Strategic Community Plan 2021-2031
City of South Perth State of Sustainability Report 2012 (in development)