
ATTACHMENT 3

Sustainable Development Information to be Submitted with Development Applications and Sustainability Scorecards

This Attachment relates to Part C.3 of this Plan (Sustainable Development) and details the following information:

- Information to be submitted with a Development Application with regard to Sustainable Development initiatives;
- Templates for the Sustainability Scorecards to be submitted (where required) with Development Applications;
- Examples of completed Sustainability Scorecards.

Single Dwellings, Dual Occupancies and Boarding Houses

What to submit with a Development Application:

1. Submission of a BASIX Certificate;
2. Plans showing true solar north point, floor layout, passive solar and cross-ventilation elements, clothes drying area, worm farm & compost areas, existing dwelling and proposed works, landscape plan, drainage plans and sedimentation control plan;
3. Details of window shading elements and window areas (N,E and W walls);
4. Shadow Diagrams for June 22nd at 9am, 12pm and 3 pm. Vertical wall shadow diagrams may also be necessary for adjoining building/s; and
5. Submission of a completed Sustainability Scorecard providing descriptions of how the applicant is to meet the mandatory conditions and sustainability measures from the scorecard.

Multi-Unit Residential Development

What to submit with a Development Application:

1. Submission of a BASIX certificate;
2. Plans and details showing true solar north point, floor layout, passive solar and cross ventilation elements, existing building and proposed works, landscape plan, drainage plans and bike racks;
3. Window shading elements and window areas (N,E and W walls);
4. Shadow Diagrams for June 22nd at 9am, 12pm and 3 pm. Vertical wall shadow diagrams may also be necessary for adjoining buildings;
5. Plans that detail outdoor space with solar access for clothes drying;
6. Submission of a completed Sustainability Scorecard providing descriptions of how the applicant is to meet the mandatory conditions and sustainability measures from the scorecard or an Ecological Sustainable Development (ESD) Report for alterations and additions;
7. Details of natural and cross-flow ventilation for dwelling units and basement car parking. If using mechanical ventilation of car parks, provide design concept including energy saving measures;
8. Details of space heating and cooling if applicable;
9. Acoustic report including an assessment of the impacts on surrounding properties;
10. A Sustainability Manual which details all the ESD initiatives, stormwater recycling, landscape waste recycling initiatives and general waste management and waste minimisation principles incorporated into the building and their general maintenance requirements. This is also to include:
 - i) Benefits of the use of water efficient equipment such as front loading washing machines;
 - ii) Water pressure modulation initiatives in the building;
 - iii) Water recycling maintenance and management of the installed system;
 - iv) Lighting management plan and maintenance;
 - v) Details and specification for setting up a worm farming system within the garbage area and methodology for use of the composted material;
 - vi) Details of use of low-gassing finishes and specifications for future maintenance;
 - vii) The solar, reflectivity, noise and vibration controls initiatives in the design;
 - viii) A copy of the landscape plan identifying the critical plantings for wind management and control around the site; and
 - ix) Details of Transport Access Guide (if applicable) to be circulated to each dwelling.

The Manual is to be provided to the Owners Corporation as a guide for ongoing maintenance and servicing. A copy is also to be provided to each unit.

Commercial Office Development

What to submit with a Development Application:

1. Submission of a signed Australian Building Greenhouse Rating Commitment Agreement with DEUS for the base building, whole building or tenancies as appropriate if the development is over \$250,000. Office developments not

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- participating in the ABGR Scheme must submit an Energy Performance Statement (see section E2.10.3);
2. Site Analysis including pedestrian routes, solar access, view corridors, drainage issues and vehicle access;
 3. Plans showing true solar north point, floor layout, passive solar design elements, existing buildings and proposed works, bike racks, landscape plan, drainage plans;
 4. Shadow Diagrams for June 22nd at 9am, 12pm and 3pm showing impact on external on-site and offsite public spaces and staff amenity areas;
 5. Water heating system rating and specifications;
 6. Construction materials and colours;
 7. Details of window shading elements and window areas (N,E and W walls);
 8. Lighting fixtures and fittings details;
 9. Noise control report;
 10. Details of spatial ventilation, heating and cooling;
 11. Waste Minimisation Plan including construction waste recycling;
 12. Details of metering;
 13. Provide a report detailing the strategy for rainwater use and include a rainwater harvesting analysis to determine tank size;
 14. Details of waste and recycling service areas; and
 15. Submission of a completed Sustainability Scorecard including descriptions of how the applicant is to meet the mandatory and optional sustainability measures. An example of a completed Sustainability Scorecard is included in this Attachment.

Retail Development (over 200m²) and Other Uses including Clubs, Childcare Centres, Community Uses, Educational Establishments, Public Buildings and Showrooms (excluding Commercial Offices)

What to submit with a Development Application:

1. Submission of an Energy Performance Statement is required (see section E2.10.3);
2. Site Analysis including pedestrian routes, solar access, view corridors, drainage issues and vehicle access;
3. Plans showing true solar north point, floor layout, passive solar elements, existing buildings and proposed works, bike racks, landscape plan, drainage plans;
4. Shadow Diagrams for June 22nd at 9am, 12pm and 3pm showing impact on external on-site and offsite public spaces and staff amenity areas;
5. Water heating system rating and specifications;
6. Construction materials and colours;
7. Details of window shading elements and window areas (N,E and W walls);
8. Lighting fixtures and fittings details;
9. Acoustic report addressing impact on neighbouring properties;
10. Details of spatial ventilation, heating and cooling;
11. Waste Minimisation Plan including construction waste recycling;
12. Details of metering;
13. Provide a report detailing the strategy for rainwater use and include a rainwater harvesting analysis to determine tank size;
14. Details of waste and recycling service areas; and
15. Submission of a completed Sustainability Scorecard including descriptions of how the applicant is to meet the mandatory conditions and sustainability measures. An example of a completed Sustainability Scorecard is included in this Attachment.

Industrial development

What to submit with a Development Application:

1. Submission of an Energy Performance Statement prepared by a suitably qualified Energy Consultant detailing the estimated total energy consumption of the development and design considerations and measures that will be used to reduce the overall energy consumption;
2. Site Analysis including pedestrian routes, solar access, view corridors, drainage issues and vehicular access;
3. Plans showing true solar north point, floor layout, passive solar design, cross-ventilation elements and proposed works, landscape plan, drainage plans;
4. Shadow Diagrams for June 22nd at 9am, 12pm and 3pm showing impact on external on-site and offsite public spaces and staff amenity areas;
5. Thermal Mass elements;
6. Insulation type, 'R' rating and sarking;
7. Water heating system rating and specifications;
8. Construction materials and colours;
9. Details of window shading elements and window areas (N,E, and W walls);
10. Details of water saving devices and water rating and energy star rating for appliances;
11. Lighting system details and management plan;
12. Details of space heating and cooling (if applicable);
13. Acoustic report assessing impact on neighbouring properties;
14. Details of waste minimisation plan including construction waste recycling and waste and recycling service areas;
15. Details of metering for monitoring of annual average consumption e.g. energy and water;
16. Provide report detailing strategy for rainwater use and include a rainwater harvesting analysis to determine tank size; and
17. Submission of a completed Sustainability Scorecard, including descriptions of how the applicant is to meet the mandatory conditions and sustainability measures.

Applications for alterations, additions or fitouts (excluding changes of use) are to submit an ESD report addressing how the relevant mandatory and optional sustainability measures in the Scorecard are addressed.

Sustainability Scorecards

A sustainability scorecard may be required to be submitted with the development application outlining how the application addresses environmental sustainability principles. Where a proposed development cannot meet the requirements of the Sustainability Scorecard, the application must include justification for variation and show how consideration has been given to achieving the objectives of sustainability. Council acknowledges that industry is responding rapidly to initiatives in sustainability with improved products and practices being introduced regularly. Alternative and novel measures of achieving sustainable objectives will be considered where adequately justified.

Sustainability Scorecard C1 - Single Dwelling, Dual Occupancy and Boarding Houses

<i>Sustainability Measures</i>	<i>Mandatory</i>	<i>Maximum Credit</i>	<i>Commitment</i>	<i>Score</i>
Energy, Water conservation and thermal comfort				
Submission of a BASIX certificate	Mandatory			
Minimum 3 hours solar access for outdoor clothes drying area on June 22 nd	Mandatory			
Cross-flow ventilation to living and sleeping areas	Mandatory			
Biodiversity (see Part C3.2.4)				
70% locally indigenous plant species (of planted garden area)		2		
Plants for food (vegetables, citrus trees, native bush herb garden etc.)		2		
Building materials (see Part C3.2.7)				
Physical barrier systems for termite protection (instead of chemical treatments)		4		
Use no or low VOC interior paints in living and bedroom areas		2		
Use of recycled or plantation timber		4		
Waste (see Part C3.2.10)				
Minimum of 85% recycling of construction waste	Mandatory			
Noise (see Part C3.2.6)				
Noise mitigation measures incorporated into dwelling on main and arterial roads or adjacent to rail corridors		4		
Appliances and equipment selected and located to minimise noise impacts		1		
	Total Points Scored			

A minimum credit score of 8 is required for new single dwellings. A credit score of 8 is in addition to meeting the mandatory requirements.

Sustainability Scorecard C2 - Multi-Unit Residential

<i>Sustainability Measures</i>	<i>Mandatory</i>	<i>Maximum Credit</i>	<i>Commitment</i>	<i>Score</i>
Atmosphere (see Part C3.2.3)				
No use of ozone depleting products and materials		2		
No products and materials manufactured using ozone depleting substances		2		
Secure Bicycle Storage for all units (numbers in accordance with this DCP)	Mandatory			
Development of a Transport Access Guide (submitted with Owner's Corporation Manual)		2		
Energy and water conservation and thermal comfort				
Submission of a BASIX certificate	Mandatory			
Minimum 3 hours solar access for outdoor clothes drying on June 22 nd or common cross-ventilated clothes drying area	Mandatory			
Biodiversity (see Part C3.2.4)				
70% locally indigenous plant species (of planted garden area)		2		
Plants for food (vegetables, citrus trees, fruit trees)		2		
Building materials (see Part C3.2.7)				
Physical barrier systems for termite protection (instead of chemical treatments)		4		
Use of recycled or plantation		2		
Use of no or low VOC interior paints in living and bedroom areas		2		
Waste (see Part C3.2.10)				
Minimum of 85% recycling of construction waste	Mandatory			
Minimum of 75% recycling/composting of greenwaste from landscaping		2		
Waste cupboard or storage area for recycling and garbage on every floor	Mandatory (units over 3 storeys)			
Space provided for waste and recycling service area	Mandatory			

Noise (see Part C3.2.6)				
Appliance and equipment selected and located to minimise noise impacts		1		
Noise mitigation measures incorporated into dwelling on main and arterial roads or adjacent to rail corridors		4		
Management Provision of a draft Owners Corporation Manual is required prior to occupation. Refer to Clause 14 of "Information to submit with a Multi Unit Residential Development application" at Attachment 3.	Mandatory			
			Total Points Scored	

A minimum credit score of 10 is required for medium density residential development. A credit score of 10 is in addition to meeting the mandatory requirements.

A minimum credit score of 12 is required for high density residential development. A credit score of 12 is in addition to meeting the mandatory requirements.

Sustainability Scorecard D1 – Commercial

<i>Sustainability Measure</i>	<i>Mandatory</i>	<i>Maximum Credit</i>	<i>Commitment</i>	<i>Score</i>
Atmosphere (see Part C3.2.3)				
No use of ozone depleting products and materials		2		
No use of products and materials manufactured using ozone depleting substances		2		
Secure and convenient bicycle storage (numbers in accordance with this DCP)	Mandatory			
Additional secure bicycle storage and appropriate capacity change and shower facilities (minimum 7.5 spaces/1000m2)		4		
Green Travel Plan actions		2 points for each separate initiative (max 8)		
Greenhouse Gas Abatement (see section C3.2.3)				
Minimum 4 Star rating by Australian Building Greenhouse Rating Scheme (Base Building)	Mandatory (for developments over \$250,000)			
Submission of an Energy Performance Statement in accordance with section D3	Mandatory (for development under \$250,000)			
Renewable energy e.g. photovoltaic cells		6		
Renewable energy (hot water)		4		
Solar external lighting		4		
Installation of energy efficient lighting and fixtures	Mandatory			
Motion detection sensors for external lighting (entries, lobbies, carparking and outdoor security)	Mandatory			
Mechanically ventilated carparks to comply with AS1668 energy efficiency measures	Mandatory			
Indoor environment quality (see Part C3.2.9)				
Natural lighting initiative:				
– more than 30% of floor space		2		
– more than 60% of floor space		4		
– more than 80% of floor space		6		
Provide a separate room with exhaust for high volume copiers and printers		4		
High frequency electronic ballasts for lighting		4		
Biodiversity (see Part C3.2.4) 70% locally indigenous plant species (of planted garden area)	Mandatory			
Building materials (see Part C3.2.7)				
Use of recycled or plantation timber		2		

<i>Sustainability Measure</i>	<i>Mandatory</i>	<i>Maximum Credit</i>	<i>Commitment</i>	<i>Score</i>
Use of no or low VOC interior paints		2		
Waste (see Part C3.2.10)				
Minimum of 85% recycling of construction waste	Mandatory			
Waste cupboard or adequate storage area for compost, recycling and garbage on every floor	Mandatory			
Space for waste and recycling service area	Mandatory			
Water (see Part C3.2.5)				
AAA rated or above shower heads, taps, appliances	Mandatory			
Drip feed irrigation with timed switching & soil moisture monitoring for landscaping		2		
Rainwater tank for toilet flushing and other non-potable uses	Mandatory (for all new development)	4 points (for alterations and additions)		
Water sensitive urban design actions (not including installation of rainwater tanks)		2 points for each separate initiative (max 8)		
Greywater collection, treatment & reuse according to health guidelines		6		
Installation of waterless urinals		4		
			Total Points Scored	

A minimum credit score of 24 is required for high new commercial development or major total building upgrades. A credit score of 24 is in addition to meeting the mandatory requirements.

Sustainability Scorecard D2 – Retail and Other Uses

<i>Sustainability Measure</i>	<i>Mandatory</i>	<i>Maximum Credit</i>	<i>Commitment</i>	<i>Score</i>
Atmosphere (see Part C3.2.3)				
No use of ozone depleting products and materials		2		
No use of products and materials manufactured using ozone depleting substances		2		
Secure and convenient bicycle storage (numbers in accordance with this DCP)		2		
Design public transport access at major retail complex entrances	Mandatory for large scale retail facilities over 2000m ² GFA			
Provide priority parking for staff car-pooling (minimum T3)		2		
Greenhouse Gas Abatement (see section C3.2.3)				
Renewable energy e.g. photovoltaic cells		6		
Renewable energy (Hot Water)		4		
Solar external lighting		4		
Installation of energy efficient lighting and fixtures (AS 1680 compliant)		4		
Motion detection sensors for external lighting (entries, lobbies, carparking and outdoor security)	Mandatory			
Mechanically ventilated carparks to comply with AS1668 energy efficiency measures	Mandatory			
Indoor environment quality (see Part C3.2.9)				
Natural lighting initiative:				
– more than 30% of floor space		2		
– more than 60% of floor space		4		
– more than 80% of floor space		6		
High Frequency Electronic Ballasts		4		
Biodiversity (see Part C3.2.4)				
70% locally indigenous plant species (of planted garden area)	Mandatory			
Building materials (see Part C3.2.7)				
Use of recycled, plantation timber or Attachment 5 alternatives		2		
Use of no or low VOC interior paints		2		
Waste (see Part C3.2.10)				
Minimum of 85% recycling of construction waste	Mandatory			
Waste cupboard or storage area for recycling and garbage on every floor	Mandatory			
Space for waste and recycling servicing area	Mandatory			
Water (see Part C3.2.5)				

<i>Sustainability Measure</i>	<i>Mandatory</i>	<i>Maximum Credit</i>	<i>Commitment</i>	<i>Score</i>
AAA rated or above shower heads, taps, appliances	Mandatory			
Drip feed irrigation with timed switching & soil moisture monitoring for landscaping		2		
Rainwater tank for toilet flushing and other non-potable uses	Mandatory (for large development over 1000m ² GFA)	4 (for retail and other uses)		
Water sensitive urban design actions (not including installation of rainwater tanks)		2 points for each separate initiative (max 8)		
Greywater collection, treatment & reuse according to health guidelines		6		
Installation of waterless urinals		4		
			Total Points Scored	

A minimum credit score of 14 is required for new development over 200m² GFA comprising retail and other uses development. A minimum credit score of 20 is required for large retail facilities and other uses (over 1000m² GFA). The credit score is in addition to meeting the mandatory requirements.

Sustainability Scorecard E – Industrial

<i>Sustainability Measure</i>	<i>Mandatory</i>	<i>Maximum Credit</i>	<i>Commitment</i>	<i>Score</i>
Atmosphere (see Part C3.2.3)				
No use of ozone depleting products and materials		2		
No the use of products and materials manufactured using ozone depleting substances		2		
Secure bicycle storage (numbers in accordance with this DCP)	Mandatory			
Change and shower facilities		4		
Greenhouse Gas Abatement (see section C3.2.3)				
Minimum energy efficient 2 Star rating for appliances	Mandatory			
Renewable energy e.g. photovoltaic cells		6		
Renewable energy (hot water)		4		
Solar external lighting		4		
Natural ventilation cross-flow design				
– Minimum of 50%	Mandatory			
– Up to 75%		4		
– Greater than 75%		6		
Installation of energy efficient lighting and fixtures (AS1680 compliant)	Mandatory			
Motion detection sensors for external lighting (entries, lobbies, carparking and outdoor security)	Mandatory			
Mechanically ventilated carparks to comply with AS1668 energy efficiency measures	Mandatory			
Indoor environment quality (see Part C3.2.9)				
Natural lighting initiative:				
– more than 30% of floor space		2		
– more than 60% of floor space		4		
– more than 80% of floor space		6		
Provide a separate room with exhaust for high volume copiers and printers		4		
High Frequency Electronic Ballasts		4		
Biodiversity (see Part C3.2.4)	Mandatory			
70% locally indigenous plant species (of planted garden area)				
Building materials (see Part C3.2.7)				
Use of recycled, plantation timber or Attachment 5 alternatives		2		
Use of no or low VOC interior paint		2		
Waste (see Part C3.2.10)				
Minimum of 85% recycling of construction waste	Mandatory			
Space for waste and recycling service area	Mandatory			

<i>Sustainability Measure</i>	<i>Mandatory</i>	<i>Maximum Credit</i>	<i>Commitment</i>	<i>Score</i>
Water (see Part C3.2.5)				
AAA rated or above shower heads, taps, appliances	Mandatory			
Drip feed irrigation with timed switching & soil moisture monitoring for landscaping		2		
Rainwater tank for toilet flushing and other non-potable uses	Mandatory (for all new development)	4 points for alterations and additions		
Water sensitive urban design actions (not including installation of rainwater tanks)		2 points for each separate initiative (max 8)		
Greywater collection, treatment & reuse		6-		
Installation of waterless urinals		4		
			Total Points Scored	

A minimum credit score of 14 is required for new industrial developments or major upgrades. A credit score of 14 is in addition to meeting the mandatory requirements.

Examples of completed Sustainability Scorecards

Sustainability Scorecard C1 - Single Dwelling, Dual Occupancy and Boarding House

<i>Sustainability Measures</i>	<i>Mandatory</i>	<i>Maximum Credit</i>	<i>Commitment</i>
Greenhouse Gas Abatement (see section C3.2.3)			
BASIX Certificate submitted.	Mandatory		Refer to attached report and certificate
Minimum 3 hours solar access for outdoor clothes drying area on June 22 nd	Mandatory		Refer to Solar access drawing A4. Shadow diagrams for June 22 nd indicate a minimum of 6.5 hours solar access to clothes drying area
Cross-flow ventilation to living and sleeping areas	Mandatory		Refer to Architects notes and drawings AA to DD. All rooms have façade openings (windows, louvres or sliding doors).
Biodiversity (see Part C3.2.4)			
70% locally indigenous plant species (of planted garden area)		2	85% of garden area is planted with locally occurring natives. Refer to attached species planting list and garden plan EE.
Plants for food (vegetables, citrus trees, native bush herb garden etc.)		2	A small herb garden will be planted refer to schedule on attached plan EE.
Building materials (see Part C3.2.7)			
Physical barrier systems for termite protection (instead of chemical treatments)		4	Termimesh will be used for physical barrier termite protection. No chemical pest treatments will be used.
Use no or low VOC interior paints in living and bedroom areas		2	Low emission paints (Brand X) specified for walls and ceiling
Use of recycled or plantation timber		4	Recycled Spotted Gum specified for flooring
Waste (see Part C3.2.10)			
Minimum of 85% recycling of construction waste	Mandatory		Contractor will keep waste dockets of recycling. Roof and ceramic tiles and concrete will be recycled and the course crushed recycled product will be used for decorative landscaping and the finely crushed product used for pathways. See attached waste management plan.
Area available for compost & worm farm	Mandatory		Refer to Garden Plan EE for details of Composting. Worm Farm will be located in laundry refer to Drawing DD.
Waste cupboard or adequate storage area for compost, recycling and garbage	Mandatory (for Boarding Houses only)	2 (for other dwellings)	Waste Storage Cupboard for recyclable, putrescible and general waste. Worm farm and composting storage area detailed on Drawing AA attached
Noise (see Part C3.2.6)			
Noise mitigation measures incorporated into dwelling on main and arterial roads or adjacent to rail corridors		4	Not applicable
Appliances and equipment selected and located to minimise noise impacts		1	Swimming pool pump is to be enclosed and away from property boundary (see attached plan GG)

Sustainability Scorecard C2 - Multi-Unit Residential

<i>Sustainability Measures</i>	<i>Mandatory</i>	<i>Maximum Credit</i>	<i>Commitment</i>
Atmosphere (see Part C3.2.3)			
No use of ozone depleting products and materials		2	Not applicable
No products and materials manufactured using ozone depleting substances		2	Not applicable
Secure Bicycle Storage for all units (numbers in accordance with this DCP)	Mandatory		Total 5 of secure storage areas in secure courtyard. Additional cage security is provided for all units in basement.
Development of a Transport Access Guide (submitted with Owner's Corporation Manual)		2	TAG to be included with draft Owners Corporation Manual and an electronic copy to be provided to all units on settlement of sale contract.
Energy, water conservation and thermal comfort			
Submission of a BASIX certificate	Mandatory		Refer to attached report and certificate.
Minimum 3 hours solar access for outdoor clothes drying on June 22 nd or common cross-ventilated clothes drying area	Mandatory		Refer to shadow diagrams. Minimum of 3.5 hours of solar access to central drying area. In addition private back balconies receive min 4 hours of winter solar access.
Biodiversity (see Part C3.2.4)			
70% locally indigenous plant species (of planted garden area)		2	Refer to Landscape Architect report and species listing. A predominance of natives are specified.
Plants for food (vegetables, citrus trees, fruit trees)		2	Central courtyard landscaping includes citrus garden (lemon, mandarin, lime and cumquat) Asian herb garden proposed for central area (chilli, basil etc). Strata management includes garden management plan.
Building materials (see Part C3.2.7)			
Physical barrier systems for termite protection (instead of chemical treatments)		4	Physical barriers systems specified including termite baiting
Use of recycled or plantation		2	Feature Grade Blackbutt specified for flooring (feature grade includes more defects therefore more of the tree is usable than select grading)
Use of no or low VOC interior paints in living and bedroom areas		2	Low VOC paint used in bedrooms and lounge rooms
Waste (see Part C3.2.10)			
Minimum of 85% recycling of construction waste	Mandatory		Waste Contractor to provide waste dockets. Refer to attached waste management plan for details of initiatives. Drawing HH details location of waste segregation bins. Copy of contractor waste induction information attached to Plan.
Minimum of 75% recycling/composting of greenwaste from landscaping		2	Landscaper to take all removed vegetation to composting company. Refer to Waste Management Plan.
Waste cupboard or storage area for recycling and garbage on every floor	Mandatory (units over 3 storeys)		Refer to architectural drawings II and JJ
Space provided for waste and recycling service area	Mandatory		Refer to architectural drawing JJ

<i>Sustainability Measures</i>	<i>Mandatory</i>	<i>Maximum Credit</i>	<i>Commitment</i>
Noise (see Part C3.2.6)			
Appliance and equipment selected and located to minimise noise impacts		1	Not applicable
Noise mitigation measures incorporated into dwelling on main and arterial roads or adjacent to rail corridors		4	Building to comply with AS 3671. See attached acoustics report and architect drawings KK.
Management Agreement to provide a draft Owners Corporation Manual is required prior to occupation. Refer to section C2.1.3.	Mandatory		Agreed

Sustainability Scorecard D1 – Commercial

<i>Sustainability Measure</i>	<i>Mandatory</i>	<i>Maximum Credit</i>	<i>Commitment</i>
Atmosphere (see Part C3.2.3)			
No use of ozone depleting products and materials		2	Hydrocarbon specified for package air conditioning units
No use of products and materials manufactured using ozone depleting substances		2	All insulation manufacturing with no ozone depleting refrigerants and processes. Refer to manufactures report attached.
Secure and convenient bicycle storage (numbers in accordance with this DCP)	Mandatory		50 bicycle lockers provided for 30 000 m ² tenancy
Additional secure bicycle storage and appropriate capacity change and shower facilities (minimum 7.5 spaces/1000m ²)		4	An additional 10 bike lockers will be provided. Male & Female Shower and Change room facilities provided. Refer to Drawing AA.
Green Travel Plan actions		2 points for each separate initiative (max 8)	Flexi travel passes to be offered as part of employees salary packages
Greenhouse Gas Abatement (see section C3.2.3)			
Minimum 4 Star rating by Australian Building Greenhouse Rating Scheme (Base Building)	Mandatory (for developments over \$250,000)		4 Star ABGRS. See attached Commitment Agreement
Submission of an Energy Performance Statement in accordance with section D3	Mandatory (for development under \$250,000)		
Renewable energy e.g. photovoltaic cells		6	Not applicable
Renewable energy (hot water)		4	Solar panels specified for roof area for swimming pool heating. Refer to drawing BB and shadow diagrams CC to DD.
Solar external lighting		4	Not applicable
Installation of energy efficient lighting and fixtures	Mandatory		Single triphosphor fluorescent tubes coupled with an efficient reflector will be used instead of the usual twin fluorescent tubes.
Motion detection sensors for external lighting (entries, lobbies, carparking and outdoor security)	Mandatory		All external lighting with motion detector sensors.
Mechanically ventilated carparks to comply with AS1668 energy efficiency measures	Mandatory		All car parks are above ground. Carbon monoxide monitoring specified.
Indoor environment quality (see Part C3.2.9)			
Natural lighting initiative:			75% of floor space to receive natural lighting. Specified in Modelling Consultant tender documentation and building brief.
– more than 30% of floor space		2	
– more than 60% of floor space		4	
– more than 80% of floor space		6	

<i>Sustainability Measure</i>	<i>Mandatory</i>	<i>Maximum Credit</i>	<i>Commitment</i>
Provide a separate room with exhaust for high volume copiers and printers		4	Each floor provided with dedicated copy room with external exhaust. Refer to drawings EE and KK.
High frequency electronic ballasts for lighting		4	High frequency ballasts to be installed.
Biodiversity (see Part C3.2.4) 70% locally indigenous plant species (of planted garden area)	Mandatory		Refer to landscaping plan. All plantings are locally occurring natives.
Building materials (see Part C3.2.7)			
Use of recycled or plantation timber		2	Recycled timber for all common areas.
Use of no or low VOC interior paints		2	Office walls to be painted with low VOC paints
Waste (see Part C3.2.10)			
Minimum of 85% recycling of construction waste	Mandatory		Refer to Waste Management Report. All projects have Waste Minimisation initiatives and Plan. 90% Recycling Target set for project
Waste cupboard or adequate storage area for compost, recycling and garbage on every floor	Mandatory		Refer to Waste drawings JJ and MM
Space for waste and recycling service area	Mandatory		As per Resource NSW and Council Guidelines refer to JJ and NN
Water (see Part C3.2.5)			
AAA rated or above shower heads, taps, appliances	Mandatory		Minimum AAA rated shower heads, taps.
Drip feed irrigation with timed switching & soil moisture monitoring for landscaping		2	No irrigation
Rainwater tank for toilet flushing and other non-potable uses	Mandatory (for all new development)	4 points (for alterations and additions)	Refer to attached water management report detailing size of rainwater tank and uses for collected rainwater.
Water sensitive urban design actions (not including installation of rainwater tanks)		2 points for each separate initiative (max 8)	Stormwater to be collected and treated for water feature
Greywater collection, treatment & reuse according to health guidelines		6	Not applicable
Installation of waterless urinals		4	Specified for each floor

Sustainability Scorecard D2 – Retail and Other Uses

<i>Sustainability Measure</i>	<i>Mandatory</i>	<i>Maximum Credit</i>	<i>Commitment</i>
Atmosphere (see Part C3.2.3)			
No use of ozone depleting products and materials		2	Ammonia refrigerants specified
No use of products and materials manufactured using ozone depleting substances		2	Not applicable
Secure and convenient bicycle storage (numbers in accordance with this DCP)		2	2 per 450 GFA and unisex shower facilities provided for staff.
Design public transport access at major retail complex entrances	Mandatory for large scale retail facilities over 2000m ² GFA		
Provide priority parking for staff car-pooling (minimum T3)		2	5 car parks provided for staff who car pool with 2 other staff
Greenhouse Gas Abatement (see section C3.2.3)			
Renewable energy e.g. photovoltaic cells		6	Photovoltaic Cells integrated into building façade providing 10% of estimated power demand.
Renewable energy (Hot Water)		4	Not applicable
Solar external lighting		4	All external lighting solar powered
Installation of energy efficient lighting and fixtures (AS 1680 compliant)		4	Triphosphor lamps to be specified
Motion detection sensors for external lighting (entries, lobbies, carparking and outdoor security)	Mandatory		Motion detectors to be installed on external and car park lights
Mechanically ventilated carparks to comply with AS1668 energy efficiency measures	Mandatory		Carbon monoxide monitoring with variable speed fans to be specified
Indoor environment quality (see Part C3.2.9)			
Natural lighting initiative:			
– more than 30% of floor space		2	Minimum of 30% of floor space to be naturally lit. Refer to Drawings AA and CC.
– more than 60% of floor space		4	
– more than 80% of floor space		6	
High Frequency Electronic Ballasts		4	Electronic ballast
Biodiversity (see Part C3.2.4)			
70% locally indigenous plant species (of planted garden area)	Mandatory		All landscaping is native and designed for pest management Refer to Landscape Design report.

<i>Sustainability Measure</i>	<i>Mandatory</i>	<i>Maximum Credit</i>	<i>Commitment</i>
Building materials (see Part C3.2.7)			
Use of recycled or plantation timber		2	Recycled timber flooring, stair treads and hand rails.
Use of no or low VOC interior paints		2	Low VOC paint specified
Waste (see Part C3.2.10)			
Minimum of 85% recycling of construction waste	Mandatory		Refer to Waste Management Plan – waste streams to be recycled include packaging, PVC off-cuts and plasterboard.
Waste cupboard or storage area for recycling and garbage on every floor	Mandatory		Refer to architectural drawings DD and EE
Space for waste and recycling servicing area	Mandatory		Refer to Drawing FF
Water (see Part C3.2.5)			
AAA rated or above shower heads, taps, appliances	Mandatory		AAA rated shower, taps and AAAA dishwasher
Drip feed irrigation with timed switching & soil moisture monitoring for landscaping		2	Not applicable – irrigation via rainwater
Rainwater tank for toilet flushing and other non-potable uses	Mandatory (for large development over 1000m ² GFA)	4 (for retail and other uses)	Roof rainwater harvested for washdown and irrigation use.
Water sensitive urban design actions (not including installation of rainwater tanks)		2 points for each separate initiative (max 8)	Not applicable
Greywater collection, treatment & reuse according to health guidelines		6	Grey water to be collected, treated and reused for water feature and irrigation >70% reuse.
Installation of waterless urinals		4	Not applicable

Sustainability Scorecard E – Industrial

<i>Sustainability Measure</i>	<i>Mandatory</i>	<i>Maximum Credit</i>	<i>Commitment</i>
Atmosphere (see Part C3.2.3)			
No use of ozone depleting products and materials		2	Ammonia refrigerants specified
No the use of products and materials manufactured using ozone depleting substances		2	All insulation is wool blend manufactured with no ozone depleting substances or blowers.
Secure bicycle storage (numbers in accordance with this DCP)	Mandatory		1 per 1500 GFA
Change and shower facilities		4	Unisex shower facilities provided for staff.
Greenhouse Gas Abatement (see section C3.2.3)			
Minimum energy efficient 2 Star rating for appliances	Mandatory		All appliances are 4 stars
Renewable energy e.g. photovoltaic cells		6	Photovoltaic Cells integrated into building façade providing 10% of estimated power demand.
Renewable energy (hot water)		4	Not applicable
Solar external lighting		4	Not applicable
Natural ventilation cross-flow design			
– Minimum of 50%	Mandatory		
– Up to 75%		4	
– Greater than 75%		6	100% Natural Ventilation. Refer drawing C3 and C4.
Installation of energy efficient lighting and fixtures (AS1680 compliant)	Mandatory		Electronic ballast and T5 lamps are specified. Skylights are also specified Refer to Drawings R1 to R4
Motion detection sensors for external lighting (entries, lobbies, carparking and outdoor security)	Mandatory		Security lighting with motion detectors specified
Mechanically ventilated carparks to comply with AS1668 energy efficiency measures	Mandatory		No underground parking
Indoor environment quality (see Part C3.2.9)			
Natural lighting initiative:			
– more than 30% of floor space		2	Minimum of 30% of floor space to be naturally lit. Refer to Drawings C6 and C7.
– more than 60% of floor space		4	
– more than 80% of floor space		6	
Provide a separate room with exhaust for high volume copiers and printer		4	Not Applicable
High Frequency Electronic Ballasts		4	Hight Frequency Ballasts specified

<i>Sustainability Measure</i>	<i>Mandatory</i>	<i>Maximum Credit</i>	<i>Commitment</i>
Biodiversity (see Part C3.2.4) 70% locally indigenous plant species (of planted garden area)	Mandatory		All landscaping is native and designed for pest management Refer to Landscape Design report.
Building materials (see Part C3.2.7)			
Use of recycled, plantation timber or Attachment 5 alternatives		2	Recycled timber flooring, stair tread and hand rails.
Use of no or low VOC interior paint		2	Not applicable
Waste (see Part C3.2.10)			
Minimum of 85% recycling of construction waste	Mandatory		Refer to Waste Minimisation Plan
Space for waste and recycling service area	Mandatory		Refer to architectural drawings B4 and B8
Water (see Part C3.2.5)			
AAA rated or above shower heads, taps, appliances	Mandatory		AAA rated shower, taps and AAAA dishwasher
Drip feed irrigation with timed switching & soil moisture monitoring for landscaping		2	No irrigation
Rainwater tank for toilet flushing and other non-potable uses	Mandatory (for all new development)	4 points for alterations and additions	Roof rainwater harvested for washdown and irrigation use.
Water sensitive urban design actions (not including installation of rainwater tanks)		2 points for each separate initiative (max 8)	Surface run-off directed towards landscaping areas. Carpark area uses porous paving.
Greywater collection, treatment & reuse		6	Not applicable
Installation of waterless urinals		4	Not applicable