Rural City of Wangaratta

Sustainable Council Building Policy

Responsible Officer Manager Economic Development, Environment & Compliance		Adoption Date	February 2023
		Approved By	CEO
		Review Date	February 2024
Authorising Officer Director Sustainability & Culture		Policy Type	Corporate Policy

Statement and Purpose

The policy purpose is to provide guidance for Environmentally Sustainable Design (ESD) for Council owned and/or managed buildings. It seeks to minimise environmental impacts throughout their lifecycle and to improve resilience of Council's building to the impacts of climate change that will deliver a range of improved sustainability outcomes for Council, the community and the environment and a good return on investment.

Scope

- This policy applies to all new Council owned and/or managed buildings and all substantial renewals, renovations, upgrades and demolitions to existing Council buildings and facilities.
- It does not cover residential or commercial buildings through the planning scheme.
- The policy will not undermine relevant legislative requirements and regulations such as building requirements for bushfire prone areas.
- This policy' focus is on environmental sustainability, however in addition it is acknowledged that cultural, social and financial aspects of sustainability will be considered within the scope of delivery.

Policy

Guiding Principles

The Rural City of Wangaratta is committed to deliver buildings that represent value for money while achieving improvements in sustainability.

Procurement will be carried out on the basis of obtaining value for money, noting, lowest cost in not necessarily an indicator of value for money and both social and environmental factors need to be balanced with economic considerations.

It will view upfront projects costs to incorporate ESD requirements that considers the financial savings for operation and maintenance costs and other benefits over the life of the asset.

It is recognised that heritage buildings have specific protection guidelines where it may not be possible or practical to achieve the standards of the policy.

Objectives

The key objective is to ensure environmental sustainable design opportunities are considered during building and retrofitting of Council buildings. This will ensure;

1. Energy performance of council assets are improved by increasing renewable energy generation and storage.
2. Council owned buildings and facilities are future proofed against utility price increases through the improvement of energy & water efficiency .
3. Increased waste avoidance and recycling during construction and demolition.
4. Improved conservation of biodiversity around Council buildings.
5. Demonstrated corporate responsibility and environmental leadership to the community by adopting and promoting sustainable building design.

Implementation

To implement the policy officers will:

- consider items 1-4 from Table 1 during the project design where applicable and;
- request data from contractors applying for tenders on how they propose to meet items 1-4 of Table 1.
- Advocate and review opportunities to further implement ESD best practice at Council as per item 5 in Table 1.

Table 1.

No.	Objective	Outcome
1.	**Energy performance of council assets are improved by increasing renewable energy generation and storage.**	- Review building orientation for optimal heating/cooling and solar opportunities. - Seek to install solar pv systems where feasible - Reduce gas consumption by installing electric for efficient heating, cooling and hot water. - Review opportunities for battery storage to increase building operational resilience when direct solar is not available or during grid failures.
2.	**Council owned buildings and facilities are future proofed against utility price increases through the improvement of energy & water efficiency.**	- Minimise stormwater runoff, use permeable materials and maximise onsite harvesting to reduce runoff volumes. - Ensure star rating of appliances is reviewed at times of purchase to ensure decisions are directed by energy & water efficiency ratings.
3.	**Increased waste avoidance and recycling during**	- Recycling/reuse opportunities are reviewed to reduce waste sent to landfill.

	construction and demolition.	- Review opportunities for recycled, low-emission eco-certified content in building construction materials. - Recover and reuse organic waste onsite where possible. - Seek to reduce contamination of waste and recycling streams.
4.	**Improved conservation of biodiversity around Council buildings.**	- Seek to retain and plant canopy trees to maximise biodiversity connectivity, reduce urban heat island effect and contribute to urban greening in line with our tree management strategy. - Ensure majority of new plantings are indigenous where feasible and adaptable to a changing a climate.
5.	**Demonstrated corporate responsibility and environmental leadership to the community by adopting and promoting sustainable building design.**	- Continue to request ESD report for major projects. Request two cost pathways for different star ratings to identify opportunities and understand costs: i.e for new building design: minimum 4 green star rating for non-residential vs 5 green star rating (Australian excellence) and for retrofitting: minimal NABERS 4.5 stars vs 6 (Market Leading). - Develop Climate Resilient Infrastructure checklists into relevant processes after completion of the Climate Adaptation Plan Review resourcing opportunities for a funded position to further drive ESD at council that would: - Develop a framework/procedural flowchart for ESD assessment and internal processes at Council for both new and when retrofitting facilities. - Test framework on pilot project . - Set a minimum Green Star rating target for projects of various types (Significant, major & minor) - Review existing buildings through NABERS to measure ongoing operational energy efficiency. - Provide ongoing support to both internal & external customers in regards to ESD advice.

Roles and responsibilities

All staff, contractors and stakeholders involved in capital work projects are required to work in collaboration to ensure the policy is achieved.

Breaches

Breaches of this policy may lead to disciplinary action in accordance with Councils Enterprise Agreement.

Monitoring and evaluation

Sustainable Building Policy objectives will be measured for retrofitted sites by reporting:

- Reduced potable water usage (kl)
- Reduced operational energy use (% and kWh)

For new sites:

- Increased onsite generation of renewable energy (kW)

Details are to be recorded by project manager where recycled materials are used, star ratings of new builds, waste diverted from landfill during construction/demolition and star ratings of all appliances purchased.

Definitions

Environmental Sustainable Development (ESD)	The design and development of property and infrastructure that attempts to minimise impact on the environment. It meets the needs of the present without compromising the ability of future generations to meet their own needs.
Green Star Rating	Building rating tool administered by Green Building Council of Australia, for large and high profile buildings which offers certification and promotion benefits.
NABERS	National Australian Built Environment Rating System tool to measure ongoing performance of buildings in operation.

References

Legislation

- Local Government Act 2020
- Environment Protect and Biodiversity Act 1999
- Planning and Environment Act 1987
- Climate Change Act 2017

Internal policies

- Council Plan
- Asset Management Policy 2016
- Climate Mitigation and Adaptation Policy 2022
- Environmental Sustainability Strategy 2021-2026
- Procurement Policy 2021
- Waste Management Strategy

Review

Any change or update which materially impacts and/or alters this policy must be approved by the Director Infrastructure Services. Otherwise the policy will be reviewed by the Manager 3 every three years.