

# Sustainable Development Principles

## Establish agreed sustainable design values

Set clear sustainable outcomes and priorities before commencing a development project. Communicate with Council and community in the preliminary stages to assist the approval and development process.

## Apply an integrated and collaborative design and construction process

Sustainable development is the business of every profession, trade and industry group. Work with Council to achieve common objectives, outcomes outside traditional boundaries and innovative solutions.

## Design for subtropical place

Create design that respects and works with our subtropical climate, contributes to Brisbane's unique landscape and provides for relaxed outdoor lifestyles. This is important to retaining Brisbane's character.

## Protect and restore natural ecosystems

Protect and restore ecological processes and natural landscape values like vegetation, shade, heritage and scenic amenity. The natural environment is a key asset of Brisbane. Protecting its unique natural landscape will ensure the long term ecological sustainability of the city.

## Utilise land appropriately

Manage land responsibly as ongoing growth and development heightens the need for appropriate land management. From macro to micro, land matters can include transport integration, context and site analysis, contamination, cut and fill and topsoil protection.

## Apply integrated water management

Water is South-East Queensland's most precious resource. Aim to minimise the load on water, sewer and stormwater infrastructure. Simple and innovative engineering and management can reduce water consumption while providing a reliable, low-cost alternative to conventional practices. This will also protect our waterways and Moreton Bay.

## Manage energy use

Incorporate renewable energy sources where possible to minimise electricity consumption. This will aid in reducing electricity demand, result in fewer greenhouse gas emissions and create less dependence on diminishing non-renewable energy sources.



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## Select appropriate building materials

Select durable, low-maintenance materials from renewable and recycled sources. Use of these materials will save money over the lifetime of the development and reduce pressure on natural resources.

## Manage waste

Work to minimise waste throughout construction and operation of the development. This will relieve pressure on landfills and natural resources.

## Consider cost efficiency

Analyse the total life-cycle cost of the project including ongoing operational costs. Identifying operational savings can ensure long term cost efficiencies and affordability.

## Create healthy indoor environments

Create a healthy indoor environment by using clean and non-toxic materials and integrating as much natural light and ventilation as possible. Connection with the outdoors can improve our health, quality of life and productivity.

## Support green transport

Consider infrastructure to support public transport, walking and cycling. This can assist to reduce air pollution and road congestion in the community while promoting an active and healthy lifestyle.

## Develop adaptable buildings and spaces

Think carefully at the design stage to allow for longer life, greater adaptability and more options for refurbishment of buildings and spaces. This is increasingly important as our population ages and people are living in their own homes and communities longer.

## Build a safe and diverse community

Design for social diversity, cultural heritage and indigenous values, in order to foster a positive community and give people a sense of identity. This with mixed use and pedestrian interactivity, helps create a sense of safety and security.

## Inform the end owner and user

Ensure the end user is aware and understands the sustainability features of the development. Appropriate guidance will make sure original design intentions and operational savings are delivered.

