

## Appendix 4 - Sustainability Practices and Targets

Sustainable Targets	Actions
Site Impact:	<p><b>Construction Activity Pollution Prevention:</b> The development shall implement an erosion and sedimentation control plan.</p>
Heat Island Effect:	<p><b>Non-roof:</b> The development shall use a high Solar Reflective Index (SRI) material for hardscape within the landscape design.</p>
	<p><b>Roof:</b> The development shall use high Solar Reflective Index material on the roof surfaces.</p>
Light Pollution Reduction:	<p>The development shall limit light trespass from the building and Site onto neighbouring properties, with the exception of adjacent public areas requiring lighting for reasons of security.</p>
Water Efficiency:	<p><b>Water Efficient Landscaping:</b> The development shall apply efficient irrigation strategies, to reduce potable water consumption.</p>
	<p><b>Water Use Reduction:</b> The building shall use plumbing fixtures that use 20% less water than the water use baseline.</p>
Energy Efficiency:	<p><b>Fundamental Refrigerant Management:</b> The development shall not use CFC-based refrigerants.</p>
	<p><b>Energy Efficient Lighting:</b> Lighting in all residential common areas and commercial areas shall exceed the efficiency specified in the Model National Energy Code for Buildings.</p>
	<p><b>Optimise Energy Performance:</b> The development shall use high efficiency hot water tanks and condensing boilers.</p>
	<p><b>Enhanced Utility Metering:</b> The development shall include sub-metering of the suites.</p>
Materials	<p><b>Indoor Environmental:</b> The design shall comply with ASHRAE ventilation rates.</p>
	<p><b>Environmental Tobacco Smoke (ETC) Control:</b> The owner shall prohibit smoking within the building and within 7.5m of entries, outdoor air intakes, and operable windows.</p>

	<p><b>Construction Indoor Air Quality Management:</b> During construction, the development shall follow SMACNA IAQ guidelines.</p>
	<p><b>Indoor Chemical Pollutants:</b> The design shall incorporate entryway systems, new air filtration media, and CO alarms.</p>
	<p><b>Controllability of Systems:</b> The design shall incorporate light controls for building occupants and shared spaces.</p>
	<p><b>Day-lighting:</b> The design shall provide adequate day-lighting in all regular occupied spaces.</p>
	<p><b>Low-Emitting Materials:</b> The design shall use Low-Emitting products for the following: - Adhesives and Sealants - Paints and Coatings - Flooring</p>
Design Innovation	The development shall use Energy Star Appliances