

<b>Policy Name</b>	<b>Sustainable Buildings</b>
<b>Policy Number</b>	CS41
<b>Responsible Section</b>	Building and Property Assets
<b>Responsible Department</b>	City Assets
<b>Date Last Adopted</b>	14 December 2021
<b>Date of Next Review</b>	December 2024
<b>Applicable Legislation</b>	Local Government Act 1999 Planning Development and Infrastructure Act 2016 Development Regulations 2008 Australian Standards
<b>Related Governance Documents</b>	City Plan 2030 Asset Management Strategy Building Asset Management Plan Living Environment Strategy 2022 Energy and Water Efficiency Management Plan 2017-2022 Waste Management Strategy 2018-2023 AdaptWest Regional Climate Change Adaptation Plan Biodiversity Management Plan 2020
<b>City Plan Theme</b>	Environment and Heritage

## 1. PURPOSE/OBJECTIVE

The purpose of this policy is to ensure that environmental sustainability is factored into the design, maintenance, renewal, decommissioning and occupancy of Council owned buildings. The policy will guide Council’s decision making to ensure that ‘we manage our energy, water and waste resources wisely and we strive to find new ways to keep reducing our greenhouse gas emissions’ (City Plan 2030: Environment and Heritage theme).

Council owns over 300 buildings and implements a program of building asset renewal and replacement. Buildings are large consumers of energy and water, generate waste and emit potentially harmful emissions.

This policy facilitates a life cycle approach and consistency to achieve sustainability standards in the way Council buildings are planned, designed, built, used and maintained.

This policy must be read in conjunction with The Sustainable Building Guideline and the Sustainable Building Checklist. The policy, guidelines and checklist aims to provide clear requirements that are consistently understood by project managers, architects, building contractors, Council staff and Elected Members.

The objectives of the policy are environmental, economic and social. It responds to the projected impact of climate change and supports Council's commitment to promoting a local circular economy and to achieving zero net emissions. It aims to future proof building assets, lower operating costs and create a healthier environment for staff and the community.

## **2. SCOPE**

This policy applies to all buildings within the City of Port Adelaide Enfield that are owned, managed or under the care and control of Council.

Please refer to the Sustainable Building Guidelines for appropriate definitions.

## **3. POLICY**

Incorporating environmentally sustainable practices promotes the sustainable use of resources, minimises greenhouse gas emissions and builds resilience to the effects of climate change. This brings associated economic and social benefits. The cost of buildings and upgrades will be considered on a whole-life cost basis when considering the benefits and financial costs.

Council's procurement will be based on obtaining value for money. social and environmental factors should be balanced with economic considerations. Ongoing maintenance and performance costs will be considered in the design and delivery of new buildings.

Council buildings will be built, expanded or upgraded to an agreed level of environmental sustainability, dependent on the nature of the project. Best practice standards will be applied in relation to buildings, fixtures, equipment and appliances.

Individuals using Council buildings, including staff, tenants, or the public, are expected to take steps to minimise their environmental impact and resource use by adopting the principles of:

- 'avoid, reduce, reuse, recycle',
- using heating and cooling systems responsibly, avoiding wasting water, electricity and other resources and disposing of waste in an environmentally responsible way.

Active travel will be a consideration during building design and planning to encourage sustainable forms of transportation, including cycling and walking.

Council will educate and support staff and project owners in sustainable practices. Building occupants will be provided with user guides and educational signage. Suitable incentives and target agreements will be used to encourage sustainable practices and monitor and report on the sustainable performance of buildings.

The Sustainable Buildings Guidelines and Checklist will be referenced in tender requirements where relevant to drive sustainable design outcomes.



#### 4. DEFINITIONS

##### **Greenhouse gas emissions**

The release of gases in the atmosphere caused by burning fossil fuels from electricity, heat and transportation contributing to climate change.

##### **Net zero emissions**

The balance between the amount of greenhouse gas produced and the amount removed.

##### **Circular economy**

Economic system that intends to eliminate waste and pollution, regenerate natural systems and encourage repair, re-use and recycling

