

# PRINCIPLES FOR SUSTAINABLE DEVELOPMENT IN BRISBANE

*Achieving livability and prosperity through sustainable development*

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| <b>Establish agreed sustainable design values</b>                            | 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.   |
| <b>Apply an integrated and collaborative design and construction process</b> | Sustainable development is the business of every profession, trade and industry group. Work with Council to achieve common objectives and better outcomes outside traditional boundaries and to create innovative solutions.  |
| <b>Design for our subtropical place</b>                                      | Create design that respects and works with our subtropical climate, contributes to Brisbane's unique landscape and provides for relaxed outdoors lifestyles. This is important to retaining Brisbane's character.   |
| <b>Protect and restore the natural ecosystems</b>                            | Protect and restore ecological processes and natural landscape values like vegetation, shade, heritage and scenic amenity. The natural environment is a key asset of the city and protecting Brisbane's 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 practices can reduce water consumption while providing a reliable, low-cost alternative to conventional practices and protects 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.

**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 life cycle cost of the project including ongoing 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 while promoting an active and healthy lifestyle within the community.

**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 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.

**Further guidance**

This document is intended to provide an introduction to the principles of sustainable development that Council believes can be addressed and incorporated in new development. For further information including a copy of supporting guidelines, contact:

Development Assessment Sustainability Team