

SUSTAINABILITY TARGETS FOR PROJECTS

Indicator	Target (overall Landcom performance)	Applicable to Project Type*
<p>Water Cycle Management</p> <ul style="list-style-type: none"> • Water conservation • Pollution control • Flow management 	<p>(a) All projects to have project-specific WSUD strategies. (The strategy should be appropriate to the size, scale, sensitivity and location of the project). For detailed case studies and specific requirements, refer to Landcom's Water Sensitive Urban Design Policy http://www.landcom.com.au.</p> <p>(b) Combination of water efficiency and reuse options – achieve the following scores for BASIX water index.</p> <ul style="list-style-type: none"> • 45% for single and attached dwellings not serviced by reticulated recycled water. (Stretch target 60%). • 60% for single and attached dwellings serviced by reticulated recycled water. (Stretch target 70%). • 45% for all apartments not serviced by reticulated recycled water. (Stretch target 55%). • 55% for all apartments serviced by reticulated recycled water. (Stretch target: 65%). <p>(c) Public domain irrigation must be from non-potable sources and designed with water efficiency in mind.</p> <p>(d) All new developments are to incorporate a dual water reticulation system to supply non-potable water to toilets gardens and laundry. Where recycled water is available it must be connected and utilised for these uses.</p> <p>(e) Using best practice WSUD technologies achieve the following pollution targets:</p> <ul style="list-style-type: none"> • 45% reduction in the mean annual load of Total Nitrogen (TN). (Stretch Target 65%) • 65% reduction in the mean annual load of Total Phosphorus (TP). (Stretch Target 85%) • 85% reduction in the mean annual load of Total Suspended Solids (TSS). (Stretch Target 90%). <p>(f) To minimise the impact of frequent storm events on the natural waterways and minimise bed and bank erosion achieve:</p> <ul style="list-style-type: none"> • Stream Erosion Index (SEI) of 2.0. (Stretch Target – 1.0) • Post-development storm discharges = pre-development storm discharges for 1.5 year ARI event. 	<p>A & B</p> <p>B</p> <p>A & B</p> <p>B</p> <p>A & B</p> <p>A & B</p>
<p>Energy and Greenhouse Gas Emissions</p>	<p>(a) All Landcom residential projects must achieve the following minimum scores for BASIX energy index:</p> <ul style="list-style-type: none"> • BASIX 50 for detached and attached dwellings • BASIX 40 for 3 storey apartments • BASIX 35 for 4 and 5 storey apartments • BASIX 30 for 6 storeys and above 	<p>B</p>

Indicator	Target (overall Landcom performance)	Applicable to Project Type*
Cont.	<p>(b) All dwellings must achieve a minimum 6* thermal efficiency rating (measured using a NatHERS based tool eg Accurate, BERS)</p> <p>(c) All dwellings are to be fitted with gas boosted solar water heaters with capability to achieve a minimum of 30 Renewable Energy Certificates (RECs), except where:</p> <ul style="list-style-type: none"> • Homes are 2 bedroom or less. A system capable of achieving 19 RECs should be fitted instead. • No gas supply is available; a heat pump hot water system should be fitted instead. • Solar panels cannot be suitably positioned (for example because of orientation or overshadowing). In which case single dwellings should be fitted with an Australian Gas Association (AGA) registered 6* gas water heater. • A cogeneration system is supplying the hot water. <p>(d) Commercial buildings must be designed to achieve a 5★ NABERS Rating.</p> <p>(e) All projects greater than 500 dwellings or with a commercial component or town centre, include a minimum of 5% on-site or off-site renewable energy supply.</p> <p>(f) All projects greater than 500 dwellings to achieve a 50% or greater reduction in greenhouse gas emissions</p> <p>See case studies on http://www.landcom.com.au</p>	<p>B</p> <p>B</p> <p>B</p> <p>A & B</p> <p>A & B</p>
Material Reuse, Recycling and Waste Reduction	<p>(a) Achieve 95% recovery (reuse and recycle) of total construction and demolition waste materials generated from sum of civil works contracts completed in that year.</p> <p>(b) Achieve 95% recovery (reuse and recycle) of total construction and demolition waste materials generated from sum of building projects delivered in that year.</p>	<p>A & B</p> <p>B</p>
Native Vegetation Management (net loss or gain).	<p>(a) No loss of high conservation value vegetation.</p> <p>(b) An appropriate Vegetation Management Plan (VMP) is to be prepared for all projects where Native vegetation management is required.</p>	<p>A & B</p>
Riparian Corridor Management (net loss or gain).	<p>The following apply to all projects:</p> <p>(a) Conservation of 20 – 40m core riparian zone and 10m vegetated buffer for any Third Order or greater watercourses and where there is a defined channel where water flows intermittently or permanently. Includes estuaries, wetlands and any parts of rivers influenced by tidal waters.</p> <p>(b) Conservation of 20m core riparian zone and 10m vegetated buffer for any permanently flowing first order watercourse, or second order water course; and where there is a defined channel where water flows intermittently or permanently.</p> <p>(c) Conservation of 10m for any First Order watercourses where there is a defined channel and where water flows intermittently</p>	<p>A & B</p>

Indicator	Target (overall Landcom performance)	Applicable to Project Type*
	(d) No loss of length or in-stream breaks for Third Order streams.	
Design Guidelines for Built Form (eg guidelines for courtyards lots, corner lots etc)	(a) All projects to have design guidelines to control the siting of dwellings, garages and fencing and incorporate appropriate building elements which contribute to the streetscape quality and promote casual surveillance and improve sustainable home design. (b) All projects to utilise the “Landcom Guidelines” (c) All design guidelines to specify solar orientation and passive solar design, 6* thermal efficient design, application of minimum 4* WELS rated taps, fittings, fixtures, shower roses, and toilets, and kitchen recycling facilities	A & B A & B A & B
Social Sustainability Due Diligence	(a) All new projects to have social sustainability due diligence completed prior to masterplan or DCP approval.	A & B
Strategic Social Plan	(a) All new projects to have a Strategic Social Plan completed prior to masterplan or DCP completion.	A & B
Ageing In Place	(a) All projects to provide a suitable portion of Universal Housing product. (b) All residential display villages to contain at least one Universal House.	B B
Moderate Income Housing	(a) 7.5% of Landcom’s total product is moderate income housing. Moderate income housing is delivered where commercially viable consistent with Landcom’s Moderate Income Housing Policy.	A & B
Sustainable Community Programs	(a) All projects over 200 lots have community development programs in place. (b) All projects greater than 200 dwellings must have a Welcome Program. (c) All projects have a structured Sustainable Living Education program in place.	A & B A & B A & B
Community Facilities	Targets are to be determined on each project based on the community demographic and needs.	A & B
Conservation of Indigenous Heritage (including items, values, and places of cultural significance)	(a) All projects with indigenous heritage issues have Conservation Management Plans.	A & B
Conservation of Non-indigenous Heritage	(a) All projects with non-indigenous heritage have Conservation Management Plans.	A & B
Regulatory Compliances	(a) All projects achieve full compliance with the Protection of Environment Operation (POEO) Act, or other environmental, Planning and OHS legislation – Landcom actions (ie. Penalties issued in Landcom’s name).	A & B

Indicator	Target (overall Landcom performance)	Applicable to Project Type*
Cont.	(b) All projects achieve full compliance with Protection of Environment Operation (POEO) Act, or other environmental, Planning and OHS legislation – contractors' actions.	A & B
	(c) All civil or demolition works have environmental and OHS audits carried out in accordance with contract requirements.	A & B
	(d) All builder contracts have environmental and OHS audits carried out in accordance with contract requirements.	B
	(e) No immediate action requests are issued based on findings of either environmental or OHS audits.	A & B

Notes:

* *Type A projects* – are projects where Landcom’s product is the land/homesite. Landcom carries out land subdivision and sells the land directly to the public (ie. infrastructure, public domain – subdivision of land with either no further control/influence on housing/buildings or has influence on design through design guidelines).

Type B projects – are projects where Landcom’s product is the dwelling. Project subdivision plus buildings where Landcom has control over the built form (ie. through joint ventures, project delivery agreements or other builder partnering arrangements).

Stretch Targets – reflect outcomes considered necessary to protect the receiving environment from the impact of urban development. They are included to encourage the attainment of outcomes beyond the standard targets, where practicable.

RECs (Renewable Energy Certificates) - Electronic, tradeable commodities each equal to 1 Megawatt per hour of renewable energy generation. Each solar hot water system generates a certain number of RECs. A register of Solar Hot Water Systems and the number of RECs generated can be found at: <http://www.orer.gov.au/swh/register.html>

“All” means 100% of projects

