ARMSTRONG CREEK
TOWN CENTRE
GUIDE TO PREPARING
A SUSTAINABILITY
MANAGEMENT PLAN
PART 2 REFERENCE MATRIX
<table>
<thead>
<tr>
<th>OBJECTIVES (PRECINCT WIDE-AMBITION)</th>
<th>GUIDELINES</th>
<th>EXAMPLE INITIATIVES TO MEET GUIDELINES (RESIDENTIAL)</th>
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<td>S1-01.O1  To source 30% of energy from either on-site, nearby renewable or low-carbon sources. To encourage solar electricity and hot water use in all buildings.</td>
<td>S1-01.G4 Encourage low-carbon on-site energy generation.</td>
<td>On-site generation:  › Roof mounted or building integrated solar PV.  › Roof mounted or building integrated solar PV.  › Roof mounted or building integrated solar hot water.  › Geo-thermal heating and cooling.  Offer apartments/townhouses with an option to purchase a PV system (bulk purchase) or to invest in a nearby community PV array (e.g. on roof of supermarket). If on-site generation not to be provided provide justification (e.g. cost analysis) and consider ‘future proofing’ strategy to allow future installation. <strong>Example evidence:</strong>  › Analysis and commitment (if applicable) in SMP.  › Plans showing renewable/low carbon systems.  › Provide calculations showing proportion of predicted energy requirements provided by on-site low-carbon sources.</td>
<td>On-site generation:  › Roof mounted or building integrated solar PV. Opportunity for large scale array on major tenancies, with potential income stream through leasing roof space.  › Roof mounted or building integrated solar hot water.  › Geo-thermal heating and cooling. Potential for this to be integrated under car park.  › Co-generation/tri-generation. Explore opportunities for energy resource sharing (e.g. heat from co-generation plant being used in adjacent office building or swimming pool). If on-site generation not to be provided provide justification (e.g. cost analysis) and consider ‘future proofing’ strategy to allow future installation. <strong>Example evidence:</strong>  › Analysis and commitment (if applicable) in SMP.  › Plans showing renewable/low carbon systems.  › Provide calculations showing proportion of predicted energy requirements provided by on-site low-carbon sources.</td>
<td>› FirstRate5  › NABERS  › STEPS  › SDS  › Green Star  › IES virtual environment</td>
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<td>S1-01.G6 Ensure staging of development and infrastructure provision considers on-site energy generation capacity, and associated energy distribution networks, to allow for staged expansion where necessary.</td>
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<td>In early concept development consider opportunities to match electricity, heating and cooling consumption profile with adjacent uses. If opportunity (current or future) exists then incorporate or future proof design. <strong>Example evidence:</strong>  › Analysis and commitment (if applicable) in SMP.  › Plans showing possible or committed opportunities.</td>
<td>In early concept development consider opportunities to match electricity, heating and cooling consumption profile with adjacent uses. If opportunity (current or future) exists then incorporate or future proof design. <strong>Example evidence:</strong>  Analysis and commitment in SMP. Plans showing possible or committed opportunities.</td>
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<td>S1-01.G7 Ensure development does not restrict solar access to energy systems of adjoining buildings or sites.</td>
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<td>Where possible, every effort should be made to maximise the potential use of solar panel on all buildings. <strong>Example evidence:</strong> Provide shadow diagrams showing impact of overshadowing on solar energy systems of adjacent sites.</td>
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<td>S1-01.O2 To provide a street network design maximising energy efficient building and infrastructure siting.</td>
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<td>Respond to the street network design to optimise lot orientation and building orientation.</td>
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<td><strong>S1-01.O3</strong> To encourage energy efficient buildings through improved thermal performance, green roofs and walls and building management systems.</td>
<td><strong>S1-01.G1</strong> Achieve a base target of National Construction Code (NCC) plus one star for residential development. <strong>S1-01.G2</strong> Achieve a minimum of ½ star increase on average NABERS rating for new commercial developments, or equivalent, at the time of application.</td>
<td>Provide a sample rating of a range of representative dwellings to demonstrate that the development achieves an average 7 star rating and a minimum of 6 stars for all units. <strong>Example evidence:</strong> › FirstRate sample assessments. › Discussion of thermal performance measures and commitment to achieving a stated average rating in SMP.</td>
<td>Complete a projected NABERS rating using projected consumption figures for the development, and demonstrate ½ star increase against average NABERS rating for comparable buildings in the same climate zone. <strong>Example evidence:</strong> › NABERS predicted rating assessment and analysis to justify benchmark average (or CoGG can provide this). › Discussion of thermal performance measures and commitment to achieving a stated rating in SMP.</td>
<td>› FirstRate5 › NABERS › STEPS › SDS › Green Star › IES virtual environment</td>
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<td><strong>S1-01.O4</strong> To encourage car parking and landscape design that reduces the urban heat island effect.</td>
<td><strong>S1-01.G5</strong> Reduce urban heat island effects of car parks and buildings through design, landscaping, materials and colours.</td>
<td>Demonstrate use of green walls, green roofs, light coloured materials and finishes. Use mature shade trees or other fast growing greenery, and shade sails or other lightweight shade devices in car parks. Use light coloured pavements in car parks. <strong>Example evidence:</strong> › Plans and elevations showing green roofs and walls. › Landscape plans and planting schedules. › Material schedules.</td>
<td>Demonstrate use of green walls, green roofs, light coloured materials and finishes. Use mature shade trees or other fast growing greenery, and shade sails or other lightweight shade devices in car parks. Use light coloured pavements in car parks. <strong>Example evidence:</strong> Landscape plans and planting schedules. Material schedules.</td>
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<td><strong>S1-01.O5</strong> To implement best practice energy efficient lighting within the public realm.</td>
<td><strong>S1-01.G3</strong> Include energy efficient street and public space lighting.</td>
<td>Provide analysis of specified street or public space lighting showing it represents best practice in energy efficiency (e.g. LED technology). <strong>Example evidence:</strong> Analysis, including expected energy consumption or rated energy efficiency of different lighting technologies. Statement of commitment and to the chosen technology, including rationale for selection, shown in SMP.</td>
<td>Provide analysis of specified street or public space lighting showing it represents best practice in energy efficiency (e.g. LED technology). <strong>Example evidence:</strong> Analysis, including expected energy consumption or rated energy efficiency of different lighting technologies. Statement of commitment and to the chosen technology, including rationale for selection, shown in SMP.</td>
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## OBJECTIVES (PRECINCT WIDE-AMBITION)

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<td>S1-02.O1</td>
<td>Recovery of 75% of waste (recycled, reclaimed or composted).</td>
<td>Commit to installation of separated waste bins in kitchen cabinetry. For apartment buildings consider advanced organic waste treatment system. <strong>Example evidence:</strong> Analysis and commitment in SMP.</td>
<td>Commit to waste contracts that achieve target rates. Advanced organic waste treatment system, particularly for large waste generators. <strong>Example evidence:</strong> Analysis and commitment in SMP.</td>
<td>STEPS, SDS, Green Star, Sustainability Victoria Waste Minimisation Plan Checklist</td>
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<td>S1-01.G1</td>
<td>Provide separated waste streams in public places, retail, commercial and residential developments.</td>
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<td>S1-02.O2</td>
<td>Reduce waste to landfill by 26% by 2030.</td>
<td>As above.</td>
<td>As above.</td>
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<td>S1-02.O3</td>
<td>Reduce the amount of waste generated in construction and demolition.</td>
<td>Commit to waste practices and contracts that maximise re-use and recycling of construction materials. Burbank have just delivered a pilot home that diverted 99% of waste from landfill. <strong>Example evidence:</strong> Analysis and commitment in SMP, Draft waste management contract, Waste Management Plan.</td>
<td>Commit to waste practices and contracts that maximise re-use and recycling – 70% was standard practice in 2008-2009, 80% (by weight) is becoming increasingly common in Victoria today. <strong>Example evidence:</strong> Analysis and commitment in SMP, Draft waste management contract, Waste Management Plan.</td>
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<td>S1-01.G2</td>
<td>Ensure construction maximises re-use and recycling of construction materials.</td>
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| **S1-03.O1** To prioritise active transport (walking and cycling) as a means of accessing services and facilities within the Armstrong Creek Town Centre. | **S1-03.G1** Ensure the provision of movement and access networks are designed and planned based on the following priority:  
  - pedestrian and mobility restricted;  
  - cycling;  
  - public transport user; and  
  - private cars. | Link any internal movement and access routes to the broader network, prioritising active transport. This could include design and placement of pedestrian crossings and signage.  
**Example evidence:**  
- Plans and engineering drawings.  
- Discussion in SMP.  
- Discussion in Traffic/Movement and Access reports. | Link any internal movement and access routes to the broader network, prioritising active transport.  
**Example evidence:**  
- Plans.  
- Discussion in SMP.  
- Discussion in Traffic/Movement and Access reports. |  
- STEPS  
- SDS  
- Green Star  
- Crime Prevention Through Environmental Design and Safety By Design Manual |
| **S1-03.O2** To provide facilities that support active transportation (walking and cycling) including end of trip facilities, secure convenient storage, mode interconnections and safe and conducive environments. | **S1-03.G2** Ensure easy, direct and safe pedestrian access between complementary uses including the co-location of car parking where possible to reduce internalised vehicle trips. | Link any internal movement and access routes to the broader network, prioritising active transport.  
**Example evidence:**  
- Plans.  
- Discussion in SMP.  
- Discussion in Traffic/Movement and Access reports. | Link any internal movement and access routes to the broader network, prioritising active transport.  
**Consider opportunities to reduce overall car parking numbers through centralised parking provision matching space needs to a balanced profile of different user groups (e.g. shoppers, workers, visitors).**  
**Example evidence:**  
- Plans.  
- Discussion in SMP.  
- Discussion in Traffic/Movement and Access reports. |  
- Plans.  
- Discussion in SMP.  
- Discussion in Traffic/Movement and Access reports. |
| **S1-03.G4** Provide centrally located and easily accessed bicycle storage with good connections to major destinations such as retail anchors, Interim Bus Interchange, and the Ultimate Integrated Transit Hub. | **S1-03.G13** Encourager centrally located and easily accessed end-of-trip facilities with good connections to major destinations such as retail anchors and the Ultimate Integrated Transit Hub. | Provide internal and external bicycle storage for residents, workers (mixed use development) and visitors.  
**Example evidence:**  
- Plans.  
- Discussion in SMP.  
- Discussion in Traffic/Movement and Access reports. | Provide internal and external bicycle storage for visitors and workers in convenient and safe locations.  
**Example evidence:**  
- Plans.  
- Discussion in SMP.  
- Discussion in Traffic/Movement and Access reports. |  
- Plans.  
- Discussion in SMP.  
- Discussion in Traffic/Movement and Access reports. |
| **S1-03.G5** Provide centrally located and easily accessed bicycle storage with good connections to major destinations such as retail anchors, Interim Bus Interchange, and the Ultimate Integrated Transit Hub. | **S1-03.G13** Encourager centrally located and easily accessed end-of-trip facilities with good connections to major destinations such as retail anchors and the Ultimate Integrated Transit Hub. | Provide end of trip facilities including showers, lockers and secure bike storage for workers (in mixed use developments).  
**Example evidence:**  
- Plans.  
- Discussion in SMP.  
- Discussion in Traffic/Movement and Access reports. | Provide end of trip facilities including showers, lockers and secure bike storage for workers  
**Example evidence:**  
- Plans.  
- Discussion in SMP.  
- Discussion in Traffic/Movement and Access reports. |  
- Plans.  
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## Sustainable Transport

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| **S1-03.G7** | Provide safe, well lit access after-hours to entry points to major destinations, such as the ACTC Library, Town Square and major retail tenancies. | Demonstrate use of principles such as Crime Prevention Through Environmental Design (CPTED) or Safety By Design. **Example evidence:**  
  › Plans.  
  › Discussion in urban design response. | Demonstrate consideration of safety through design of entries and lighting specifications. Demonstrate use of principles such as Crime Prevention Through Environmental Design (CPTED) or Safety By Design. **Example evidence:**  
  Plans.  
  Discussion in urban design response. | › STEPS  
 › SDS  
 › Green Star  
 › Crime Prevention Through Environmental Design and Safety By Design Manual |
| **S1-03.G8** | Provide well located ‘rest stops’, shelter and seating for pedestrians to encourage walking trips. | Provide any publically accessible areas or internal movement routes with appropriate shelter and seating. **Example evidence:**  
  Plans.  
  Discussion in urban design response. | Provide any publically accessible areas or internal movement routes with appropriate shelter and seating. **Example evidence:**  
  Plans.  
  Discussion in urban design response. |
| **S1-03.G9** | Provision of access all abilities pedestrian networks. | Demonstrate response to Australian Standard AS 1428 – Design for Access and Mobility. **Example evidence:**  
  Plans.  
  Discussion in urban design response. | Australian Standard AS 1428 – Design for Access and Mobility. **Example evidence:**  
  Plans.  
  Discussion in urban design response. |
| **S1-03.O3** | To minimise car-based travel by providing mixed use neighbourhoods with recreation facilities, community infrastructure and employment opportunities. | **Example evidence:**  
  Plans.  
  Discussion in urban design response. | Where involved in delivery of street network ensure lane design, intersection design and signal sequencing prioritises bus movements. **Example evidence:**  
  Plans.  
  Traffic/Movement and Access report. |
| **S1-03.O4** | To encourage sustainable transport behaviour through early provision of an integrated public transport network with a high level of frequency and convenience. | Where involved in delivery of street network ensure lane design, intersection design and signal sequencing prioritises bus movements. **Example evidence:**  
  Plans.  
  Traffic/Movement and Access report. | Incorporate real time public transport at key building exits and other information displays. **Example evidence:**  
  Discussion and commitment in SMP. |
| **S1-03.O6** | Prioritise location of disabled, car-share and electric vehicle charging spaces. | Incorporate real time public transport information into in-home display, web portal or foyer display. **Example evidence:**  
  Discussion and commitment in SMP. | Provide car parking plan demonstrating prioritisation according to this requirement. Work with an electric vehicle charging provider to install charging points. **Example evidence:**  
  Plans.  
  Traffic/Movement and Access/Car Parking report.  
  In principle agreement with charging infrastructure provider. |
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| **S1-03.O5**                        | **S1-03.G11** Consider the provision of electric vehicle (EV) shared infrastructure within large car parking areas.  
**Example evidence:**  
› Plans.  
› Traffic/Movement and Access/Car Parking report.  
› In principle agreement with charging infrastructure provider. | Work with an electric vehicle charging provider to install charging points. | Work with an electric vehicle charging provider to install charging points. In larger car parks this could be connected to on-site PV installation for renewable EV charging. Electric car share vehicles could be incorporated. |  
› STEPS  
› SDS  
› Green Star  
› Crime Prevention Through Environmental Design and Safety By Design Manual |
| Co-location of car parking where possible. | Consider opportunities to reduce overall car parking numbers through centralised parking provision matching space needs to a balanced profile of different user groups (e.g. shoppers, workers, visitors).  
**Example evidence:**  
Plans.  
Traffic/Movement and Access/Car Parking report. | Consider opportunities to reduce overall car parking numbers through centralised parking provision matching space needs to a balanced profile of different user groups (e.g. shoppers, workers, visitors). |  
**Example evidence:**  
Plans.  
Traffic/Movement and Access/Car Parking report. |
| **S1-03.O6**                        | **S1-03.G9** Limit the provision of car parking within the Ultimate Integrated Transit Hub.  
**Example evidence:**  
Plans.  
Traffic/Movement and Access/Car Parking report. | N/A | Provide analysis to justify chosen car parking rates. |
| To encourage flexible approaches to car parking provision. | **S1-03.G10** Consider staged provision of car parking to limit excessive car parking development.  
**Example evidence:**  
Plans.  
Traffic/Movement and Access/Car Parking report. | Demonstrate consideration of staged provision of car parking to allow ‘user pays’ approach to reduce per dwelling cost and overall car park numbers. An independent car parking provider could be appointed to manage all off-street parking within the AC, with performance indicators that incentivise efficient car parking management. | Demonstrate consideration of staged provision of car parking to allow ‘user pays’ approach to reduce per dwelling cost and overall car park numbers. An independent car parking provider could be appointed to manage all off-street parking within the AC, with performance indicators that incentivise efficient car parking management. |  
**Example evidence:**  
Plans.  
Traffic/Movement and Access/Car Parking report. |
| **S1-03.G14**                       | Encourage usage of car parking technologies to maximise efficiency of car parking. | N/A | Real time space availability sensors. |  
**Example evidence:**  
Traffic/Movement and Access/Car Parking report. |
## Sustainable Products and Materials

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| **S1-04.O1** To encourage the use of construction products and materials that are sustainably sourced and have low embodied energy. | **S1-04.G1** Utilise construction materials and products that incorporate low-embodied energy, are robust and weather resilient, and are low maintenance to maximise their life-cycle. | Demonstrate process for material selection evaluating various sustainability considerations. | Demonstrate process for material selection evaluating various sustainability considerations. | ‣ Life Cycle Assessment (e.g. eTool)  
 ‣ Ecospecifier  
 ‣ Green Star  
 ‣ www.livingprinciples.org/  
 ‣ Green Lease Handbook www.gbca.org.au |
| **S1-04.G2** Incorporate materials re-use, and those from sustainable resources with low embodied energy e.g. Forest Stewardship Council certified timbers, fly-ash component in concrete. | | Demonstrate process for material selection evaluating various sustainability considerations. | | |
| **S1-04.G3** Encourage development that aligns with ‘Design for Sustainability’ principles including green procurement. | | Demonstrate that the project has considered sustainability principles across its full life cycle and evaluated and incorporated design and material opportunities to improve outcomes at all project stages. Design for Sustainability is one of many frameworks that could be used for this. Evidence could also include Life Cycle Assessment and rating tools such as Green Star. | | |
| **S1-04.G4** Encourage alternative construction techniques that reduce waste and disposal. | **S1-04.G5** Encourage provision for on-site waste treatment. | Use of prefabricated or modular construction approaches. | Use of prefabricated or modular construction approaches. | |
| **S1-04.G4** | **S1-04.G5** | | | |

### Example evidence:
- SMP to include material selection protocol or reference to external guide (e.g. Green Star Mat credits).
- Analysis using Life Cycle Assessment.

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- Analysis using Life Cycle Assessment.
## Sustainable Water

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<td>S1-05.O1</td>
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<td>To target an average potable water usage of less than 110 litres per person per day.</td>
<td>Demonstrate through planting schedule.</td>
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| S1-05.G10                           | Provide drought tolerant/water-saving landscape plantings. | Show connection to Third Pipe network on plans and provide evidence that health and safety issues have been considered and will be managed appropriately. \(\text{Example evidence:} \)  
  - Plans 
  - Discuss in SMP. | Show connection to Third Pipe network on plans and provide evidence that health and safety issues have been considered and will be managed appropriately. \(\text{Example evidence:} \)  
  - Plans 
  - Discuss in SMP. | STORM 
  MUSIC 
  STEPS 
  SDS 
  Green Star  
| S1-05.O2                            |            | To minimise the use of potable water where recycled or reuse options are ‘fit for purpose’. | Provide evidence of a structured approach to incorporating WSUD urban design principles and treatments into design. Including use of STORM, MUSIC or Urban Developer tools, showing treatments on plans, use of Green Star credits. |                   |
| S1-05.G4                            |            | Consider the use of underground tanks for water capture and storage to minimise the encumbrances on ground level land. | Demonstrate consideration of underground or other innovative rainwater storage approaches. \(\text{Example evidence:} \)  
  - Plans 
  - Discuss in SMP. | Demonstrate consideration of underground or other innovative rainwater storage approaches. \(\text{Example evidence:} \)  
  - Plans 
  - Discuss in SMP. |                   |
| S1-05.G6                            |            | Provide a water balance showing how requirement can be met, where practical (noting seasonal demands and storage capacity). \(\text{Example evidence:} \)  
  - Water balance or report from appropriate tool. | Provide evidence of a structured approach to incorporating WSUD urban design principles and treatments into design. Including use of STORM or MUSIC tools, showing treatments on plans, use of Green Star credits. \(\text{Example evidence:} \)  
  - Plans 
  - Outputs from appropriate tool. |                   |
| S1-05.G8                            |            | Utilise landscaping an stormwater management elements to provide visual cues regarding water efficiency. \(\text{Example evidence:} \)  
  - Plans 
  - Discuss in SMP and design reports. | Utilise landscaping an stormwater management elements to provide visual cues regarding water efficiency. \(\text{Example evidence:} \)  
  - Plans 
  - Outputs from appropriate tool. |                   |
| S1-05.R1                            | Connect to the Third Pipe recycled water network. | Show connection to Third Pipe network on plans and provide evidence that health and safety issues have been considered and will be managed appropriately. \(\text{Example evidence:} \)  
  - Plans 
  - Discuss in SMP. | Show connection to Third Pipe network on plans and provide evidence that health and safety issues have been considered and will be managed appropriately. \(\text{Example evidence:} \)  
  - Plans 
  - Discuss in SMP. |                   |
| S1-05.G10                           |            | Demonstrate through planting schedule. | Demonstrate through planting schedule. |                   |
| S1-05.G10                           |            | Provide drought tolerant/water-saving landscape plantings. | Show connection to Third Pipe network on plans and provide evidence that health and safety issues have been considered and will be managed appropriately. \(\text{Example evidence:} \)  
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| **S1-05.G9**                      | Communicate innovative approaches to stormwater management in public areas (e.g. through interpretive signage). | New public spaces created as part of residential development could include a designed water feature showcasing the town centre's recycled water supply, potentially incorporating a functional irrigation element. Other WSUD and stormwater management initiatives should be considered in terms of design and visibility for opportunities to showcase them as part of education and engagement. **Example evidence:** Plans Discuss in SMP and design reports. | New public spaces created as part of commercial development could include a designed water feature showcasing the town centre's recycled water supply, potentially incorporating a functional irrigation element. Other WSUD and stormwater management initiatives should be considered in terms of design and visibility for opportunities to showcase them as part of education and engagement. **Example evidence:** Plans Discuss in SMP. | › STORM  
 › MUSIC  
 › STEPS  
 › SDS  
 › Green Star  
 › WELS  
 www.waterrating.gov.au |
| **S1-05.O4**                      | To encourage visual demonstrations of water conservation and reuse through water sensitive urban design (WSUD), rainwater harvesting and other treatments. | To encourage visual demonstrations of water conservation and reuse through water sensitive urban design (WSUD), rainwater harvesting and other treatments. | To encourage visual demonstrations of water conservation and reuse through water sensitive urban design (WSUD), rainwater harvesting and other treatments. | As per above. |
| **S1-05.O5**                      | To promote reductions in water consumption for individual buildings through building design and water-efficient landscaping. | To promote reductions in water consumption for individual buildings through building design and water-efficient landscaping. | To promote reductions in water consumption for individual buildings through building design and water-efficient landscaping. | As per above. |
| **S1-05.G3**                      | Minimise construction impacts on waterways. | Provide principles of environmental protection that will be incorporated into Construction Management Plan. | Provide principles of environmental protection that will be incorporated into Construction Management Plan. | Provide principles of environmental protection that will be incorporated into Construction Management Plan. |
| **S1-05.G7**                      | Consider the use of rain-gardens, and bio-retention systems, particularly within large areas of at-grade car parking. | N/A | Provide principles of environmental protection that will be incorporated into Construction Management Plan. | Provide principles of environmental protection that will be incorporated into Construction Management Plan. |
| **S1-05.O7**                      | To provide a stormwater management strategy that restricts flows to predevelopment levels. | Utilise permeable pavements and other systems to maximise permeability. | Utilise permeable pavements and other systems to maximise permeability. | Utilise permeable pavements and other systems to maximise permeability. |
| **S1-05.G1**                      | To encourage the use of non-permeable surfaces that assist natural stormwater seepage. | Utilise permeable pavements and other systems to maximise permeability. | Utilise permeable pavements and other systems to maximise permeability. | Utilise permeable pavements and other systems to maximise permeability. |
| **S1-05.G1**                      | Minimise the percentage of non-permeable surfaces for mixed-use and commercial development, particularly where large areas of at-grade car parking are required. | Provide analysis showing balance of permeable and non-permeable surfaces. Show materials on plan. | Provide analysis showing balance of permeable and non-permeable surfaces. Show materials on plan. | Provide analysis showing balance of permeable and non-permeable surfaces. Show materials on plan. |