

SUSTAINABILITY TARGETS FOR PROJECTS

Indicator	Target (overall Landcom Performance)	Applicable to Project Type*
1. Water Cycle Management	(a) 100% of 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 on http://www.landcom.com.au/water .	A & B
• Water conservation	(b) Combination of water efficiency and reuse options – achieve 40% score for BASIX water index.	B
	(c) Public domain irrigation must be from non-potable sources and designed with water efficiency in mind.	A & B
• Pollution control	(d) 45% reduction in the mean annual load of total nitrogen (TN). Based on EPA best practice guidelines.	A & B
	(e) 45% reduction in the mean annual load of total Phosphorus (TP). Based on EPA best practice guidelines.	A & B
	(f) 80% reduction in the mean annual load of total suspended solids (TSS).	A & B
• Flow management	(g) Post-development storm discharges = pre-development storm discharges for 1.5 year ARI event. The purpose of this is to minimise the impact of frequent events on the natural waterways and to minimise bed and bank erosion.	A & B
2. 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 existing Landcom Moderate Income Housing Policy.	A & B
3. Community Consultation	(a) 100% of projects have Community Consultation Plans developed and implemented in accordance with Landcom's "Stakeholder Consultation workbook".	A & B
	(b) 100% of identified stakeholder groups being engaged through the consultation and participating.	A & B
4. Community Facilities	Targets are to be determined on each project based on the community demographic and needs.	A & B
5. Welcome Program	(a) All projects greater than 200 dwellings must have a welcome program.	A & B
	(b) Where there are Welcome Programs, initial contact to be made within 14 days of residents moving in.	A & B
6. Consumer Education on Sustainable Living	(a) Develop educational program and materials for the project.	A & B
	(b) 100% of projects have marketing material that includes consumer education on sustainable living.	A & B
7. Percentage of construction and demolition materials reused on-site and elsewhere	(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.	A & B
	(b) Achieve 76% recovery (reuse and recycle) of total construction and demolition waste materials generated from sum of building projects delivered in that year. Note – target is based on Waste Avoidance & Resource Recovery Strategy 2003 – published by Resource NSW.	B

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8. Energy efficient design (residential and commercial buildings)	See case studies on http://www.landcom.com.au/energy .	
	(a) All Landcom residential projects must achieve minimum of 40% score for BASIX energy index.	B
	(b) Commercial buildings must achieve 4.5★ under the Australia Building Greenhouse Rating (ABGR).	B
9. Design guidelines for built form (eg guidelines for courtyards lots, corner lots etc)	(a) 100% of projects to have design guidelines to control the siting of dwelling, garages and fencing and incorporate appropriate building elements which contribute to the streetscape quality and promote casual surveillance.	A
	(b) All design guidelines produced by Landcom must include minimum solar access zones (generally indicates where private open space should be located) in accordance with SEDA's Solar Access for Lots Guidelines for residential subdivision in NSW.	A
10. Sustainable energy technology use	(a) All dwellings are to be fitted with gas boosted solar water heaters sufficient to meet 60% of annual hot water requirements except where: <ul style="list-style-type: none"> ▪ 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 5★ gas water heater. ▪ A cogeneration system is supplying the hot water. 	B
	(b) All projects with commercial component or town centre include a %age of on- or off-site renewable energy supply.	B
11. Native vegetation management (net loss or gain).	No net loss for high conservation value vegetation.	A & B
12. Riparian corridor management (net loss or gain).	(a) No loss of length in Category 1 and 2 streams. (b) Category 1 – Environmental Corridors – greater than 40 m riparian corridor on either side (from top of bank). (c) Category 2 – Terrestrial and Aquatic Habitat – 20m riparian corridor + 10m buffer (from top of bank). (d) Category 3 – Bed and Bank Stability & Water Quality – 5-10m riparian corridor (from top of bank).	A & B
13. Conservation of indigenous heritage (including items, values, and places of cultural significance)	(a) 100% of significant items and places in Landcom projects conserved.	A & B
	(b) Consultation occurs for 100% of projects with indigenous heritage issues.	A & B
	(c) 100% of projects with indigenous heritage issues have Conservation Management Plans.	A & B
14. Conservation of non-indigenous heritage	(a) 100% of significant heritage items and places conserved (unless where theirs is safety or contamination issues).	A & B

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	(b) 100% of projects with non-indigenous heritage have Conservation Management Plans.	A & B
15. Number and nature of non-compliances	(a) 100% of projects achieve full compliance with the Protection of Environment Operation (POEO) Act – Landcom actions (ie. Penalties issued in Landcom's name).	A & B
	(b) 100% of projects achieve full compliance with Protection of Environment Operation (POEO) Act – contractors' actions.	A & B
	(c) 100% of projects achieve full compliance with other environment, OH&S and planning legislation – Landcom actions.	A & B
	(d) 100% of projects achieve full compliance with other environment, OH&S and planning legislation – contractors' actions.	A & B
	(e) 100% of Landcom contracts have environmental audits carried out.	A & B
	(f) 100% of environmental audit scores are greater than 75%. (ie. every audit score, not the average of all audit scores).	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).