



HIA GreenSmart Residential Community Protocol 2014

An HIA GreenSmart® Residential Community may be a new Greenfield subdivision or an urban infill (brownfield) subdivision project. The Residential Community must demonstrate a commitment to creating minimal environmental impact and/or net environmental improvement for the environment.

The HIA GreenSmart® environmental guidelines seek to incorporate realistic and achievable environmental practices in the design, construction and operation of Australia's homes. The HIA GreenSmart Residential Community license can be applied to any new land development project, where multiple lots are involved.

An HIA GreenSmart® Residential Community License is available to interested parties by contacting HIA's Planning & Environment staff in your State or region.

Licensing

All applicants for an HIA GreenSmart® Residential Community Licence must employ at least one Senior Manager who is accredited as an HIA GreenSmart® Professional,

For a project to be branded HIA GreenSmart® its design and construction must be assessed by an approved HIA GreenSmart® assessor against the Residential Community guidelines. Accreditation of each stage should be sought, where staged release occurs and the design should be evaluated prior to the commencement of construction.

Accreditation of an HIA GreenSmart® Residential Community will require the submission of architectural design plans and accompanying documentation which indicates how the project meets the guidelines set out below and where required incorporates better practice options.

Licensing Fees

Residential Community Licence - \$2,200 (GST inclusive).

Submission Requirements

The Protocol requirements for an HIA GreenSmart® Residential Community project are available to members on request. The Protocol is provided in excel checklist format to allow applicants to complete the relevant information to gain accreditation of their project.

When completing the checklist, details need to clearly indicate compliance with the minimum criteria and relevant leading practice criteria in each category. This may be provided by including copies of:

- > Design plans for the estate;
- > Vegetation management plan;
- > Stormwater management plan (may be provided on site plan);
- > Waste management plan/details (may be provided on site plan); and
- > Materials specifications (may be provided on design plans).

There is no prescribed length for the submission, however the Protocol Criteria must be addressed as appropriate to the site, climatic conditions and regulatory requirements.



HIA GREENSMART® RESIDENTIAL COMMUNITY GUIDELINES

An HIA GreenSmart® Residential Community project must demonstrate a commitment to creating minimal environmental impact, net environmental improvement and social and economic gains through its design and implementation.

The Residential Community must demonstrate how it will meet the following HIA GreenSmart® principles:

Part 1 - DESIGN AND SITING CRITERIA

(a) Minimum Criteria

- > Optimise solar orientation for the majority of lots;
- > Sensitive reuse/incorporation of any existing buildings (where applicable);
- > Sensitive incorporation of natural features such as water bodies, stony rises (where applicable);
- > Design a water and stormwater management plan that supports water sensitive urban design principles;
- > Connectivity of the project with surrounding environment and infrastructure e.g. linkages of open space and vegetation;
- > Apply initiatives to integrate and respond to the site specific environment, e.g. creation of wetlands;
- > Design a flora and fauna management plan that has been prepared for regional biodiversity enhancement; NB this will be dictated by past land use practices and viable land parcels;
- > Select environmentally preferred materials and products for infrastructure, eg products that contain recycled materials;
- > Design a resource (waste) management plan that maximises recovery and recycling of materials;
- > Provide public open space and/or other recreational facilities where appropriate;
- > Design the Residential Community layout, shops, recreational facilities and services to facilitate and encourage pedestrian and cyclist movement;
- > Diverse lot sizes that support a mixed community which can enhance social connectedness; and
- > Demonstrate the incorporation of environmental innovation that produced economic gains e.g. WSUD to minimise drainage infrastructure costs.

(b) Leading Practice Options (choose at least one of the following)

- > Provide third pipe reticulation system to the majority of the allotments to service both internal and external use.
- > Stormwater retention or wastewater treatment and reuse for public and private use.
- > Provide solar or energy efficient public lighting to the majority of the estate.
- > Provide the opportunity for the connection of renewable power for public and private use.
- > All lots to be no greater than 400m from public transport.
- > Alternatively, demonstrate the incorporation of environmental innovation in the project.

Part 2 – CONSTRUCTION CRITERIA

(a) Minimum Criteria

- > Apply resource (waste) management plan techniques during civil works construction stage to maximise recovery and recycling of materials;
- > Use of non potable water in civil construction phase;
- > Apply stormwater management techniques during construction to prevent sediment entering waterways (natural or piped), retain soil on the development site and ensure minimal disturbance of the site where construction is not occurring; and
- > Adhere to a flora and fauna management plan for the site during construction works.

(b) Leading Practice Options (choose at least one of the following)

- > Appoint of resource (waste) recovery service/s for the Residential Community during home building phase.
- > Include sustainability measures and clauses within tendering documentation for civil construction works.

Note: The HIA GreenSmart Residential Community criteria will be modified by HIA over time to reflect environmental standards and community expectations.