



# TOP 20 ESD PRINCIPLES FOR 15+ DWELLINGS

## ENVIRONMENTALLY SUSTAINABLE DESIGN KIT

Have you  
**CONSIDERED**  
the  
following?

City of Darebin  
**Planning**  
8470 8850  
[www.darebin.vic.gov.au](http://www.darebin.vic.gov.au)

### THE TOP 20 ESD PRINCIPLES FOR DEVELOPMENTS CONTAINING 15+ DWELLINGS

1. Maximise natural ventilation by installing operable windows to all rooms and using windows that allow for the highest level of ventilation such a louvre and casement windows. Awning windows allow for the lowest level of ventilation and should be avoided. The type of window should be detailed on plans.
2. Ensure all rooms, including bedrooms, bathrooms and stairwells have a window for daylight. If windows are not possible install skylights or daylight tubes.
3. Provide natural ventilation and daylight to all common areas such as lobbies, hallways, car parks and garages wherever possible.
4. Avoid rooms with borrowed light, battle axe windows and small light courts.
5. Maximise dwellings with access to north sun with living rooms and kitchens on the north to maximise access to daylight and warmth for winter.
6. Minimise west facing windows to limit heat gain. If rooms must face west located garages, bath rooms and laundries on the west.
7. Minimise south facing window to reduce heat loss. If rooms must face south locate bedrooms, bathrooms, laundries and garages south, not living areas and install double glazing within these windows.
8. Install fixed shading to all north facing windows and glazed doors at an adequate size to shade effectively.
9. Install adjustable shading to east and west facing windows and glazed doors, particularly west facing windows.
10. Install solar hot water or heat pump hot water.
11. Install photo-voltaic (solar) panels for electricity to reduce utility bills and greenhouse gas emissions.
12. Install an external clothes line where it will receive a lot of sunlight.
13. Install appliances to within one star of the best available and provide details in the STEPS report. Refer to the WELS website for water appliances and [www.energyrating.gov.au](http://www.energyrating.gov.au) for the energy rating.

# TOP 20 ESD PRINCIPLES FOR 5-14 DWELLINGS

14. Connect as many toilets as possible to a water tank to avoid using drinking quality water for flushing.
15. Achieve the minimum standard of 100% met or exceeded for the Melbourne Water STORM tool. Include the full STOMR or MUSIC report with the SMP. Provide full details of all methods to clean and reduce stormwater such as water tanks connected to toilets, raingardens, swales, maximising permeable surfaces and in ground media filtration systems.
16. Use third party certified timber and timber products from FSC or PEFC to avoid illegally logged and unsustainable timber. Use recycled, sustainable, recyclable materials certified by ecospecifer or GECA.
17. Provide secure, undercover bike parking for at least 50% of the dwellings and if located in a garage provide space beyond the minimum garage dimensions so the bike parking is easy to access.
18. Ensure bin areas are easy to access and screened from the street and allow space for an 80L waste bin, 240L recycling bin and a green bin, or the equivalent per dwelling.
19. Minimise the number of waste and recycling collections to once a week by providing large bin rooms to reduce noise and air pollution.
20. Install waste and recycling shutters or bins rooms on each floor.

