



TOP 20 ESD PRINCIPLES FOR SINGLE DWELLINGS

ENVIRONMENTALLY SUSTAINABLE DESIGN KIT

Have you
CONSIDERED
the
following?

City of Darebin
Planning
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www.darebin.vic.gov.au

THE TOP 20 ESD PRINCIPLES FOR SINGLE DWELLINGS AND EXTENSIONS EXCEEDING 50 SQM

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.
3. If windows are not possible install skylights or daylight tubes.
4. Maximise access to north sun with living rooms and kitchens on the north to maximise access to daylight and warmth for winter.
5. Minimise west facing windows to limit heat gain. If rooms must face west located garages, bath rooms and laundries on the west.
6. 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.
7. Install fixed shading to all north facing windows and glazed doors at an adequate size to shade effectively.
8. Install adjustable shading to east and west facing windows and glazed doors, particularly west facing windows.
9. Install solar hot water or heat pump hot water.
10. Install photo-voltaic (solar) panels for electricity to reduce utility bills and greenhouse gas emissions.
11. Install an external clothes line where it will receive a lot of sunlight.
12. 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 for the energy rating.
13. Connect as many toilets as possible to a water tank to avoid using drinking quality water for flushing.

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14. Reduce stormwater pollution and flow providing raingardens, swales, water tanks that are connected to toilets, maximising permeable surfaces and in ground media filtration systems.
15. Use third party certified timber and timber products from FSC or PEFC to avoid illegally logged and unsustainable timber.
16. Use recycled, sustainable, recyclable materials certified by ecospecifier or GECA.
17. Provide secure, undercover bike parking 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.
19. Plant indigenous and drought tolerant gardens that are easy to maintain.
20. Plant edible gardens such as herbs and mini or full size fruit trees and provide space for vegetable gardens.

