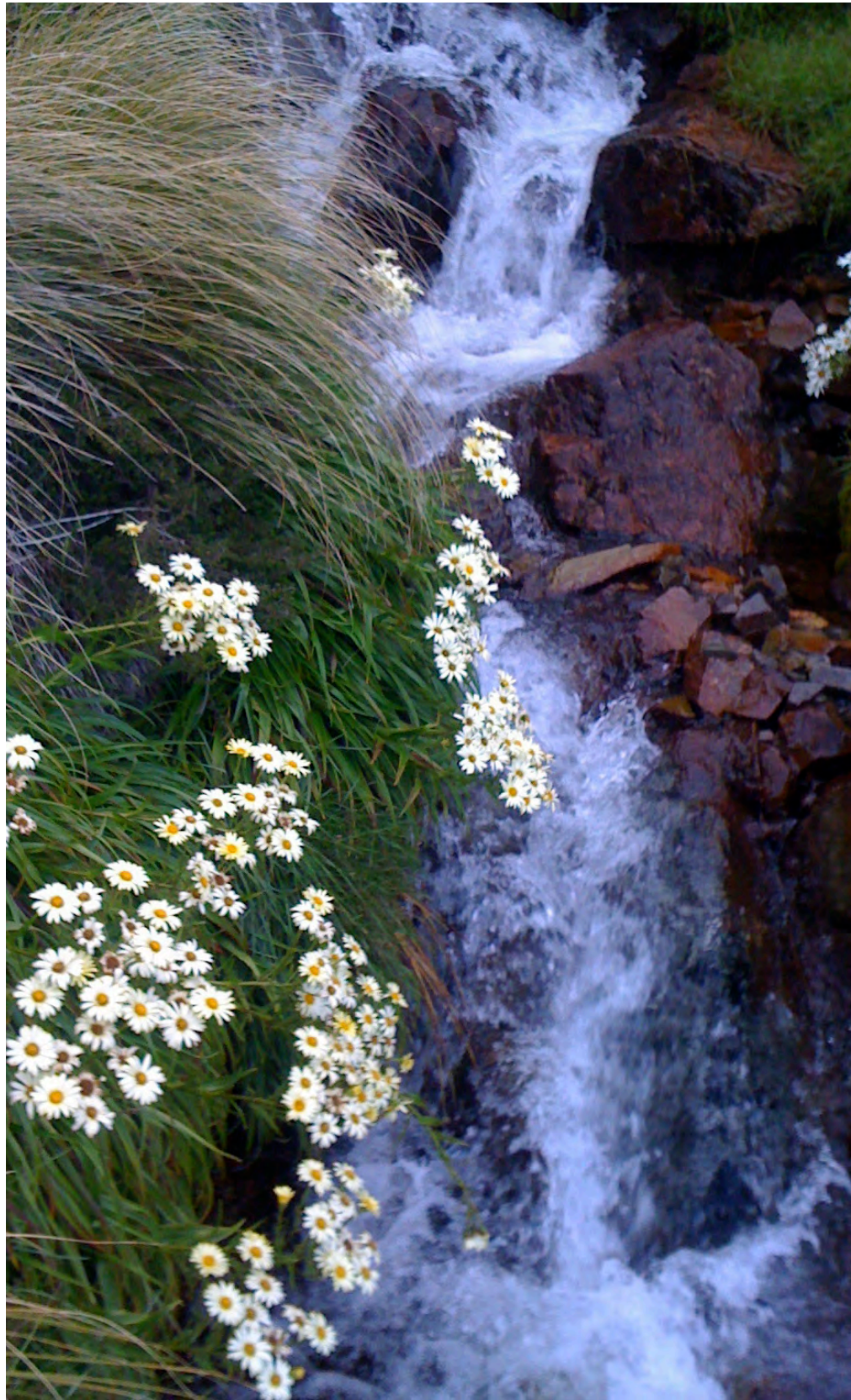


10.0 ENVIRONMENTAL SUSTAINABILITY



Environmental Sustainability

Environmental sustainability means understanding and respecting nature, animals, plants and siting buildings correctly in the landscape. Environmentally sustainable principles which will be utilized in the village development include: the creation and responsible management of a healthy built environment based on energy efficiency, use of renewable energy resources, minimisation of waste and minimisation of impact on the natural environment.

Energy Efficiency and Insulation

The village is sited to allow maximum sun penetration during the winter months. Optimum orientation combined with good insulation will result in a high level of environmental comfort with reduced requirements for energy, heating and cooling.

Water Use and Storage

Water conservation principles will ensure efficient use of water from the environment. Conservation of water will be promoted through the use of dual flush toilets, tap flow controls, low flow shower heads, rainwater use for toilet flushing, irrigation and for fire supply. Storage tanks will be provided to collect and store rainwater for reuse.

Waste and Emissions

Construction waste will be recycled material from excavation and earthworks will be reused on site. General waste during occupation will be recycled, wastewater will be processed on site and the treated material disposed of by natural filtration on site. Heating will be by low emission sources of energy.

Materials

Building materials which minimise embodied energy and volatile organic compounds will be utilised. Renewable and recycled materials will be used as much as possible. High performance glazing will be used to minimise energy costs. Natural materials including sustainably milled timber and locally sourced stone will be used. Low maintenance materials will be preferred.