

DAREBIN TOP 20 ESD ITEMS for developments of 3 to 9 dwellings		yes or no/ comments
Energy and IEQ		
1	Achieve a minimum 6.5 star NatHERS rating for all dwellings.	
2	Avoid living areas with one source of daylight. If it is not possible ensure north, east and west facing rooms are a maximum 8m deep and south no more than 5m deep and install skylights or clerestory windows.	
3	<u>Maximise</u> the size and number of <u>north windows</u> and locate living, dining rooms and kitchens on the north.	
4	<u>Minimise</u> the size and number of <u>west facing habitable room windows and glazed doors</u> . Locate garages, bathrooms and laundries on the west. Small operable windows are OK for afternoon light in winter.	
5	<u>Minimise south facing windows</u> to reduce heat loss. Locate bedrooms, bathrooms, laundries and garages south and install double glazing within these windows. (but have some facing south as good for natural ventilation)	
6	<u>Install fixed shading to all north facing habitable rooms windows and glazed doors</u> . Use the Energy Smart Housing Manual north shading formula on page 39.	
7	Install external adjustable shading to east and west facing habitable room windows and glazed doors. Provide details on the type to be used. Ensure it covers the glazing when in use and the window can still be opened.	
8	Maximise natural ventilation by installing operable windows to all rooms, including bathrooms, stairwells and common areas. Install secondary operable windows and operable clerestory windows for increased natural ventilation.	
9	Install windows that allow for the <u>highest level of ventilation</u> such a louvre and casement windows. The type of window must be detailed on plans.	
10	Install <u>fully operable windows above 1700mm</u> where screening is required OR install external louvred screening with a fully operable window while ensuring compliance with the National Construction Code.	
11	If windows are not possible to a room or if daylight is low <u>install daylight tubes, operable clerestory windows or skylights with external blinds</u> . Clerestory windows should face north and have an overhang for shading. Skylights should <u>face south and then east</u> . Avoid north and west facing skylights due to excessive heat gain unless externally shaded.	
12	Install <u>solar hot water or heat pump hot water facing north</u> . Request at the RFI stage.	

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13	Install <u>photo-voltaic (solar) panels</u> facing north and then west. Provide a minimum 1.5kW system for each dwelling.
14	Install an <u>external clothes line to all POS and large balconies</u> where it will receive the most sunlight. It should not be visible from the street or nearby properties.
15	Install an area of <u>daylight to all garages</u> via the garage or pedestrian door or install a window or skylight.
Water and stormwater	
16	Achieve <u>100% minimum in the Melbourne Water STORM tool</u> . Provide <u>full details of all WSUD features</u> such as water tanks connected to toilets, raingardens, buffer strips, proprietary products that filter stormwater and permeable surfaces. provide sections, plant types, and a maintenance schedule. Demonstrate compliance with Clause 53.18.
Transport	
17	Provide <u>secure, undercover bike parking on the ground floor</u> . If located in a garage provide space beyond the minimum garage dimensions of 3500mm X 6000mm that is easy to access. Ensure the garage is free of obstructions. <u>Install gates to POS for bike access</u> .
Waste	
18	Ensure <u>bin areas are easy to access</u> , screened from the street and accesible at all times. Provide space for an 80 litre waste, 240 recycling bin, 120 litre FOGO bin and 240 litre glass bin. If bins are stored in the garage provide a separate bin area beyond the minimum dimensions and have no obstructions.
19	<u>Council collection is preferred if there sufficient space on the street for all bins on collection night with a minimum 300mm gap between bins. Bin sharing is encouraged to minimise the number of bins on the street.</u> Maximum of 80 litres waste per week so 3 units can share a 240 litre council waste bin. Recycling is collected fortnightly and can be shared between 1 bed - 80 litres per week and 2 bed - 100 litres per week. 3 bed or more require 120 litres per week so need their own 240 litre recycling bin. Provide space for the required number of 120 Food Waste Green Waste bin (FOGO) and a 240 litre glass bins which can also be shared. Refer to the Darebin Waste Guide for more information.
Urban ecology	
20	Maximise permeable surfaces and vegetation. Avoid separate paths and driveways to maximise on-ground POS i.e the front door and driveway are on the same side. Install landscaped ribbon driveways, planter boxes, green walls, creepers and gardens. Use permeable paving, grass type paving and crazy paving for paths and small courtyards and driveways.
To be used with a BESS and SDA repport - Updated June 2021 JP	