

Environmental quality

Environmental quality



2.4

Land use

Trees and shrubs play a vital role in removing air pollution and helping Sydney 'breathe'. We also need to protect the wide variety of native flora and fauna – many species of which are not found anywhere else in the world – along with our valuable heritage items.

Remediation of contaminated land can improve the quality of the land and associated flora and fauna and also improve human health and safety, while appropriate landscaping can enhance biodiversity and also amenity for workers and the neighbouring community.

Item no	Purpose/criteria	Suggested measures	Stages of development	Environmental/social/health benefits	Ease of use/implementation	Return on investment
L1	Encourage the redevelopment of sites that have previously been developed and remediate contaminated land.	★ Assess the site for potential contamination and propose and implement a remediation strategy as appropriate.	D C	✔✔ Environmental benefits associated with remediation of contaminated land and avoidance of developing a greenfield site.	✔ Dependent on extent and type of contamination.	✔ Cost is dependent on remediation required. Will require external consultants. Site may possibly be cheaper than greenfield land.
		Identify whether there may be acid sulphate soils present on the site and implement appropriate control measures.	D C	✔✔✔ Significant environmental benefits in preventing and managing PASS.	✔✔ Dependent of extent of PASS. Expert input will be required.	✔ Cost is dependent on extent of PASS. Will require external consultants.
L2	Use landscaping to enhance biodiversity and conserve and create habitat for flora and fauna.	Use local native species for landscaping which are adapted to the local climate and encourage native fauna.	D O	✔✔ Significant environmental benefits through enhanced habitat and reduced maintenance and water consumption.	✔✔✔ Local flora species and expert landscape advice are readily available.	✔✔✔ Cost of native plants should be comparable to exotics, with costs savings from increased durability and lifespan, plus reduced water requirements.
		Identify important habitats or areas supporting key species of flora and fauna and implement measures for their preservation and enhancement or where necessary their restoration or recreation.	D C O	✔✔✔ Significant environmental benefits through protection and enhancement of habitat.	✔✔ Dependent on the extent of habitat or protection level.	✔✔ Dependent on measures required. May require the engagement of external consultants. May avoid environmental non-compliance penalties.
		Incorporate existing topsoil and subsoil into the development (where of suitable quality).	D C	✔✔ Environmental benefits by retaining valuable micro-organisms in topsoil.	✔✔ Storage space required for stockpiles.	✔✔✔ Cost savings from reducing the amount of topsoil that needs to be purchased and transported to site.
		Incorporate existing vegetation into the development (where appropriate).	D C	✔✔ Environmental benefits by protecting established vegetation and avoiding waste.	✔✔✔ Dependent on the extent, type and location of vegetation.	✔✔ Cost savings from reducing the amount of vegetation that needs to be purchased and transported to site.
		Use environmentally friendly landscape products (such as recycled and untreated timber).	D C O	✔✔ Environmental and health benefits through avoidance of toxin transfer.	✔✔✔ Products should be readily available.	✔ Costs likely to be comparable/slightly higher depending on supplier availability.



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continued

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		Contain and remove any noxious plants prior to site development and during operation.	C O	✔✔ Environmental and safety benefits. Compliance with regulatory requirements.	✔✔ Requires effort but has to be done under regulations.	✔✔ Costs associated with setting up and maintaining landscaped areas. May avoid environmental non-compliance penalties.
		Use non-chemical/poison control measures for weeds and pests.	C O	✔✔ Environmental and health and safety benefits by avoiding the introduction of toxins into ecosystems.	✔✔✔ Products and alternatives should be readily available.	✔✔ Alternative measures may be more expensive, but may also result in reduced maintenance costs.
L3	Enhance visual amenity.	Design landscaping to enhance the existing amenity (using trees, shrubs, green space etc) and take the surrounding landscape character into consideration.	D	✔✔ Environmental and social benefits through creation of habitat and improved visual/landscape amenity.	✔✔✔ Dependent on the extent, type and location of landscaping.	✔✔ Costs should be comparable/slightly higher. There may be financial benefits from increased worker morale leading to increased productivity and reduced absenteeism.
		The final design and exterior finishes of the building/facility should blend in with surrounding area and not cause an adverse visual impact.	D	✔✔ Enhanced amenity by not conflicting with existing landscape.	✔✔ Consideration required at design stage.	✔ Should not be an additional cost if considered at design stage, however unlikely to bring cost benefits.
L4	Avoid impact on identified heritage items.	Identify any protected heritage items on the site and ensure their protection or relocation.	D C O	✔✔✔ Protection of heritage items for continued appreciation by future generations and compliance with legislation.	✔✔ Dependent on heritage item(s) and measures required.	✔✔ Dependent on-site requirements. May avoid regulatory non-compliance penalties.