

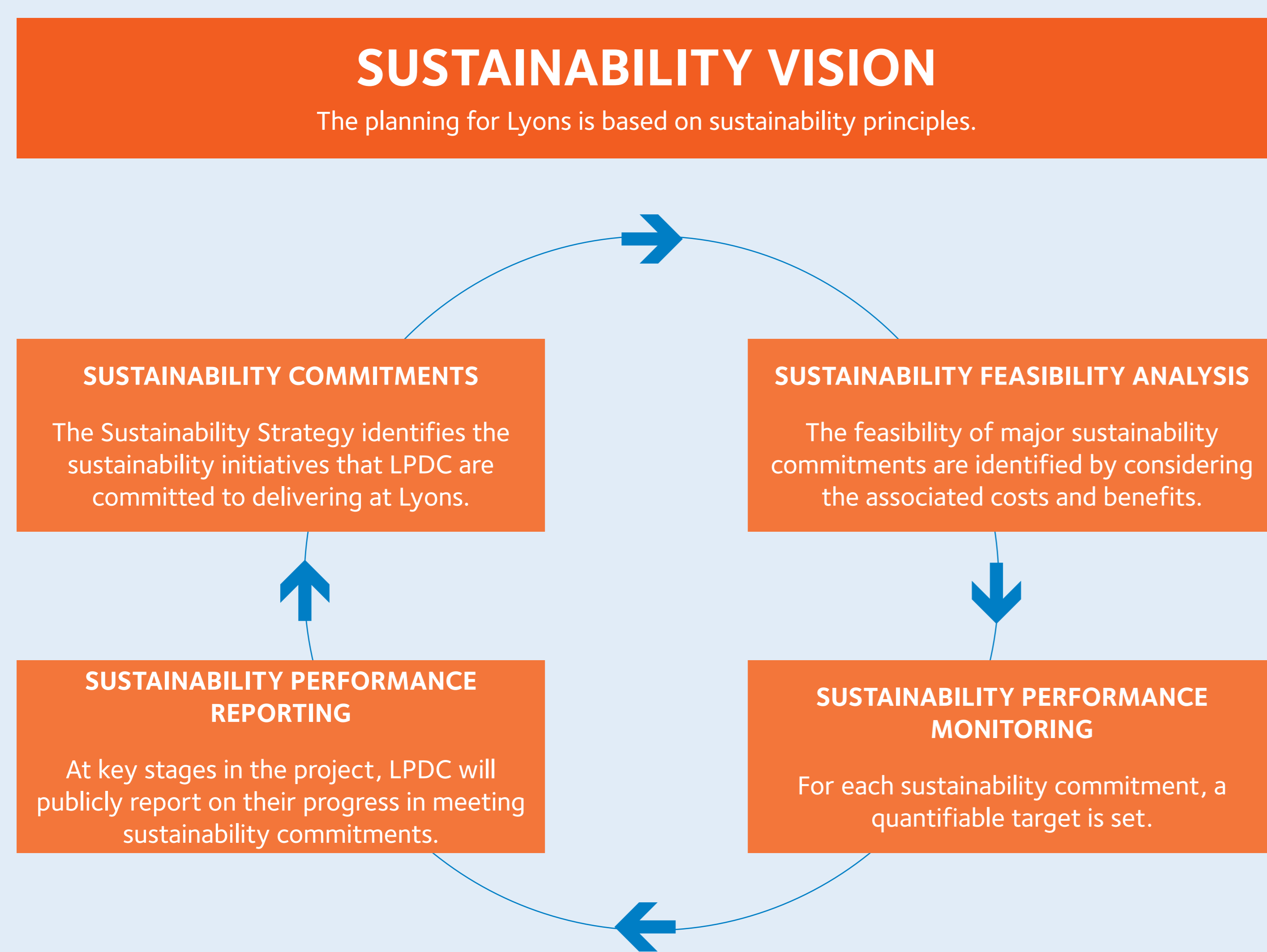
16 Sustainability

Sustainability is about achieving balance between social, environmental and economic outcomes in the present as well as providing for the social, environmental and economic needs of future generations.

To deliver sustainability outcomes a comprehensive approach is required – defining commitments, evaluating feasibility, setting performance targets, and establishing a mechanism for monitoring and reporting. At Lyons this comprehensive approach will be achieved through the development of a Sustainability Management System.

Sustainability Management System

We are committed to delivering sustainability outcomes at all stages in Lyons. The Sustainability Management System, described in the chart below, will be the tool used to develop and implement these long term sustainability initiatives.

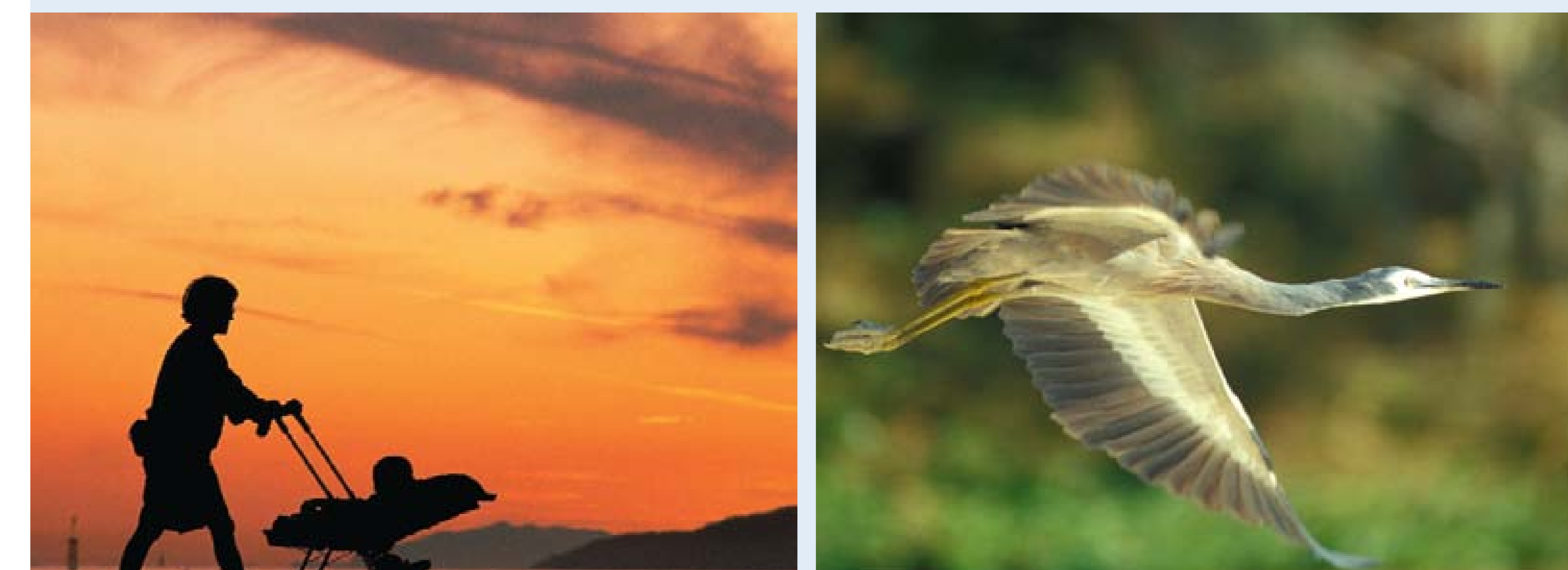


Our Commitments

Our Sustainability Management System incorporates specific initiatives and targets for biodiversity conservation, energy use and greenhouse gas emissions, water cycle management, building materials, waste management, transport, community engagement, community development and sustainability education and economic development.

Our key initiatives include:

- The construction and promotion of a GreenSmart display village in association with the Housing Industry Association (Darwin) to showcase climatic responsive house designs and to serve as a forum for sustainability education.
- The site layout will ensure natural ventilation and the building design will minimise the desire for air conditioning.
- Energy efficient housing design.
- A community of neighbourhoods, organised around public spaces such as community parks.
- Reductions in potable water consumption.
- Local employment opportunities and capacity building through initial construction jobs and homes that are designed to facilitate live and work opportunities.
- Retention of significant creek side vegetation and stormwater quality treatment in the Lyons central parkland.



SUSTAINABILITY ISSUES RAISED INCLUDE:	OUR RESPONSE
Support for the comprehensive approach to sustainability management	Our management system will set measurable targets for our sustainability performance with reporting
Energy efficiency and renewable energy	Our design of streets, lots and houses is to improve energy efficiency and we are looking for opportunities for renewable energy in houses and public domain lighting
Water efficiency	We will use smart landscaping, efficient appliances, and we are looking at opportunities for stormwater reuse
Effective public transport links	We are working with Darwin Buses to design an appropriate route and bus stop infrastructure for regional links from day one.
Local expertise in landscaping	We are pursuing partnerships with Greening Australia, Larrakia Development Corporation, local land care groups and local landscape contractors.