

# City of Sydney Design for Environmental Performance (DEP) Template – Word Version

The City of Sydney is committed to sustainable development and ambitious reductions in greenhouse gas emissions, water consumption and waste, improving air and water quality and greening our city. Our targets are outlined in our Sustainable Sydney 2030 plan, which informs our policies and planning controls.

A precondition to receiving development consent is the demonstration of design excellence which incorporates the principles of ecologically sustainable development. The development must also meet the requirements under Section J of the National Construction Code and State Environmental Planning Policy (Building Sustainability Index: BASIX), where relevant.

This template standardises how applicants demonstrate compliance with relevant planning controls. It ensures the design and technology responses for environmental performance that the applicant proposes are reflected in the submitted plans where appropriate.

It replaces the need for an ecologically sustainable development / ESD report, generic energy efficiency report, or consultant's BASIX report. The information you provide here will form part of any development consent granted.

You will still need to submit any other supporting documentation required under SDCP 2012 and associated codes and policies, such as stormwater/hydraulic plans, landscape plans, NCC Section J Reports, BASIX and NatHERS documentation.

The template must be completed for the specific development types and scales defined in Section 2.

**Please use this Word version to draft your responses to each section of the report prior to completing the online version.**

If you have any questions regarding this form, please contact David Zabell on 9288 5842

## **Notes on completing this template**

**You are urged to use this Word version to prepare your responses before completing the template on-line.**

**You will need advanced plans to complete the template**

Many of the design elements referenced within the template need to be illustrated on the accompanying architect's drawings, civil engineering drawings, or landscape plans.

The template does not prevent applicants from submitting supporting environmental design documentation if you are proposing novel or innovative design or technology.

## **Topics covered in this template**

The template contains questions on familiar environmental design themes. These cover energy efficiency, greenhouse gas emissions abatement, design for building envelope thermal performance, renewable energy opportunity, design for resilience to climate change, water conservation, stormwater quality, sustainable transport, waste avoidance and resource recovery, and city greening.

Where applicable, the questions direct you to sections of the City of Sydney's planning policies.

# Section 1 - Glossary

* GFA - Gross Floor Area. Refer to definition under Standard Instrument
* NCC - National Construction Code
* NLA - Net Lettable Area
* SDCP - Sydney Development Control Plan 2012

# Section 2 - General information about the development application and person completing the template

**Site address**

Response: 85-93 Commonwealth Street

**Postcode**

Response: 2010

**Name of person completing this form**

Response: Madhu Muthumalai

**Occupation**

Response: Graduate Sustainability Engineer

**Email address**

Response: Madhu.Muthumalai@stantec.com

**Is this the first version of the template submitted for this development proposal?**

Yes

**If you answered 'No', briefly describe the amendments made from your previous Design for Environmental Performance template. Please include the development application number, version and date of your most recent template**

Response:

**Development type (if not listed, template submission not required)**

Response: Commercial

For the following question select all that apply (these options relate to NSW Dept of Planning, Industry and Environment typologies)

|  |  |
| --- | --- |
| Residential Apartment Building(s) (with or without commercial/retail lower levels) | No |
| Group Homes (4 storey or greater) | No |
| Multi Dwelling Homes (5 or more dwellings) | No |
| Hotel - +1,000sqm – New building or extension of existing (increase in GFA 30% or greater) | No |
| Motel - +1,000sqm – New building or extension of existing (increase in GFA 30% or greater) | No |
| Boarding House/Student Accommodation (4 storey or greater) | No |
| Centre-based Childcare - +1000sqm New building or extension of existing (increase in GFA 30% or greater) | No |
| Commercial Premises (office, business and/or retail) - +1000sqm – New building or extension of existing (increase in GFA 30% or greater) | Yes |
| Education Facility (school, college, university) – New building or extension of existing (increase in GFA 30% of greater) | No |
| Entertainment Facility - +1000sqm New building or extension of existing (increase in GFA 30% or greater) | No |
| Health Services Facility - +1000sqm – New building or extension of existing (increase in GFA 30% of greater) | No |
| Industrial - +1000sqm - New building or extension of existing (increase in GFA 30% of greater) | No |

**Is the subject application associated with a previously approved site-specific development control plan (DCP) and/or concept approval?**

No

For this question, you must consider any pre-existing site-specific controls, conditions of consent or voluntary planning agreement that impose certain sustainability-related targets or technologies such as:

* BASIX scores
* NABERS ratings
* renewable energy generation
* canopy cover

**If your application relates to either a site-specific development control plan (DCP) and/or previous concept approval, please provide the relevant section number and name within the Sydney DCP and/or concept approval reference number.**

Response: N/A

Ashmore estate site specific DCP, Section 5.5 of the Sydney DCP **Summarise the environmental performance targets/technologies that must be met by the controls or consents listed above.**

Response: N/A

# Section 3 - BASIX

BASIX (the Building Sustainability Index), is a mandatory state government policy and tool for reducing greenhouse gas emissions and water consumption in residential development in NSW.

For further information, please visit <https://www.planningportal.nsw.gov.au/basix>

The targets for both energy and water efficiency may differ depending on the scale of residential development you are undertaking. Please note that site-specific controls or voluntary planning agreements may reference specific BASIX energy or water efficiency scores to be achieved.

There are up to 2 questions in this section.

**Is this application BASIX affected development?**

No

**How many BASIX certificates are being submitted for this development?**

Response: N/A

|  |  |
| --- | --- |
| BASIX Certificate Number (in full) | N/A |
| Number of BASIX affected buildings | N/A |
| Highest number of residential storey in the development covered by this BASIX Certificate | N/A |
| BASIX Energy target set by BASIX Tool | N/A |
| BASIX Energy score achieved | N/A |
| BASIX Water target set by BASIX Tool | N/A |
| BASIX Water score achieved | N/A |

# Section 4 - Energy efficiency and greenhouse gas emissions abatement

City of Sydney adopted targets for the LGA:

* 70% reduction of greenhouse gas emissions by 2030 from 2006 levels
* Net zero emissions by 2040

This section interrogates, at a high level, design and technology aspects of the proposal that relate directly to energy end use, energy efficiency and greenhouse gas emissions. This section also asks about energy-related scores/targets where these apply due to:

* a legislative requirement
* commitments made under a planning proposal/design excellence strategy/concept approval
* applicant's commitment to third-party certification (e.g. GreenStar)

Sections 3.6.1 of SDCP and 8.2.1 of Green Square Town Centre DCP mandate:

* NABERS Offices Energy 5.5 Stars for new office buildings with NLA 1000sqm or greater
* NABERS Offices Energy 5 Stars for additions/renewal with NLA 1000sqm or greater.

Please include any NABERS targets agreed under a site specific DCP, concept approval or voluntary planning agreement.

Only nominate a NABERS Energy rating where the proponent has made a clear commitment to formally register via a NABERS Commitment Agreement. Consultants acting for applicants should ensure their client is aware of NABERS Commitment Agreement requirements and processes.

There are up to 8 questions in this section.

**Does the application propose a NABERS Energy Commitment Agreement?**

No

**Specify the NABERS Energy Commitment Agreement rating/s being targeted below.**

Tick the appropriate boxes.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | 4 star | 4.5 star | 5 star | 5.5 star | 6 star | N/A |
| NABERS Office Energy (base building) |  |  | X |  |  |  |
| NABERS Hotels Energy |  |  |  |  |  | X |
| NABERS Shopping Centres |  |  |  |  |  | X |
| NABERS Apartments Common Area |  |  |  |  |  | X |
| NABERS Data Centres |  |  |  |  |  | X |

**Does the application propose an industrial use?**

No

**For industrial proposals (including warehouses and data centres) you must include an operational energy management plan.**

Response: N/A

For this question, Operational Energy Management Plans must briefly describe:

* If energy end-use modelling has been performed for the proposed development
* Specific building envelope treatments designed to reduce dependence on air conditioning
* If a NABERS Energy Commitment Agreement is to be entered into (for data centres)
* How energy end uses will be metered to enable energy consumption to be effectively monitored
* How energy efficiency has been designed into all industrial equipment and processes
* If any on site renewable energy generation is proposed to meet onsite energy demand
* Any other matters that relate to the proposal's operational energy demands and efficiency measures

**Briefly describe the predominant artificial light technology that will be installed within buildings, outdoors, and for specific significant areas. For example, basement car parking or public domain.**

Response: Energy efficient LED lighting will be installed where possible.

For this question, please include, where relevant:

* Lighting wattage per square metre
* approximate percentages of different lighting technologies. For example, "x% of total fixed downlighting will be LED"
* cross reference to NCC Section J Report
* references to sections 3.2.8, 3.6.1 and 3.16.4 of Sydney Development Control Plan or 6.10.6 and 7.4 of Green Square Town Centre Development Control Plan

For residential, where relevant, just summarise BASIX lighting commitments, plus additional note(s) if applicable (e.g. proposed outdoor lighting technologies)

**Briefly describe the predominant HVAC technology/technologies that will be installed**

Response: Energy efficient HVAC technology will be used to achieve the targeted NABERS rating.

For this question, please include, where relevant:

* Coefficient of Performance (CoP) or appliance star ratings
* cross reference to NCC Section J Report
* water conservation measures if evaporative cooling / cooling tower(s) proposed
* reference to supporting documentation if novel/innovative solutions are proposed reference to section 4.2.7 of the SDCP 2012

For mixed use developments, briefly describe different systems where these vary across different parts of building(s)

For residential, just summarise BASIX HVAC commitments. For example, "all dwellings, individual A/C units, Heating: CoP 4, Cooling: CoP 3.5

**Briefly describe all water heating technologies that will be installed**

Response: Energy efficient water heating technology will be used to achieve the targeted NABERS rating.

For the following question, please include, where relevant:

* Fuel and technology types e.g. heat pump/centralised gas storage/solar - electric boost
* Coefficient of Performance (CoP) and/or star ratings
* cross references to NCC Section J Report
* Separate domestic hot water systems from any pool / spa water heating technology
* If a pool or spa is proposed, please cite all energy conservation measures in the design, such as covers/timer controls
* Separate supporting documentation for any novel technologies

For residential development, just summarise BASIX water heating commitments with star ratings / CoP.

**Briefly describe any Building Management Control System (BMCS) included in the design and any metering or sub-metering strategy that will enable energy end-use metering and monitoring.**

Response: A BMCS will be installed to enable granular energy monitoring.

# Section 5 - Passive design for thermal performance - building envelope design

All sets of architectural plans and elevations for BASIX affected development (not just the NatHERS Stamped plans) must include the insulation and glazing performance details used in the NatHERS modelling.

For all other development, the following questions are about specific design features and inclusions to meet/exceed "NCC Section J - Energy Efficiency"

This template does not override any requirement to submit an NCC Section J Statement/Report as evidence that NCC compliance is achievable.

Both NatHERS and BASIX protocols require accredited assessors to ensure plans are marked up with thermal performance elements by the designer (architect) with insulation detail (type and R value) and glazing/frame schedules (including U and SHGC values for glass/frame combinations) before plans are stamped as compliant by a NatHERS assessor.

See:

* <https://www.nathers.gov.au/publications/nathers-technical-note>
* <https://basix.nsw.gov.au/iframe/thermal-help/simulation-method.html>

You should check compliance with these rules by viewing 'clean skin' plans (plans not stamped by NatHERS Assessor) for insulation and glazing schedule annotations.

Where insulation and glazing thermal design differs for individual apartments this should be shown in a schedule within the plan set itemising variations against the affected dwelling unit number.

There are up to 3 questions in this section.

**Is this application subject to NatHERS?**No

Please confirm that all sets of architectural plans (not just the NatHERS stamped plans) identify insulation detail (type and R value) and glazing/frame schedules in line with NatHERs Certificates.

**Select all options below that apply for this development proposal.**

|  |  |
| --- | --- |
| The Architect has plan-marked insulation & includes glass/frame schedule with thermal performance details (i.e. are shown on unstamped plan set) | N/A |
| As above and Architect's thermal performance schedule lists individual apartment thermal design variations (i.e. are shown on unstamped plan set) | N/A |
| Architect has not provided thermal performance details on plans (Note: Revised plans will need to be submitted, may delay assessment0 | N/A |
| The NatHERS-stamped plan set has summarised insulation and glazing/frame specifications including thermal performance but does not list individual apartment variations | N/A |
| The NatHERS-stamped plan set has insulation and glazing/frame specifications including thermal performance and lists individual apartment variations | N/A |

**Briefly describe how the proposal has incorporated passive design to avoid high dependence on mechanical HVAC for internal comfort**

Response: The building envelope will target exceeding Section J of NCC by 10%. Creating a high-performance envelope for the new build decreases energy consumption and greenhouse gas emissions.

For this question, please summarise, with cross reference to any NCC Section J report where relevant, design responses relating to:

* Facade and glazing orientation
* Existing adjacent structures influencing solar exposure
* Effective shading for solar-exposed glazing
* High performance glazing
* Facade materials/colours - re: heat retention/reflection
* Window-to-wall ratios
* Insulation material for walls/ceilings/roof & between basement level with occupied floors directly above
* Insulation materials selections that are able to be correctly installed, without compromising performance, within the structural wall, ceiling, roof and floor elements
* Location of thermal mass
* Use of thermal stacking and cross-ventilation

To improve NCC Section J governance and compliance standards The Better Building Partnership initiative has developed a specific Section J Reporting Requirements Template for when the JV3 Verification Using a Reference Building (VURB) is used

For a copy of this NCC Section J Template email [**ems@cityofsydney.nsw.gov.au**](mailto:ems@cityofsydney.nsw.gov.au)

# Section 6 - On site renewable energy generation and storage

This section asks whether onsite renewable energy generation and/or storage is proposed. The renewable energy and carbon emissions targets for the City of Sydney are:

* 50% of electricity from renewable sources by 2030
* Net zero emissions by 2040

There are 2 questions in this section.

**Please specify all renewable energy generation and/or energy storage technologies included in the application. Any renewable energy solutions not included in the table below should be described in Section 13 of this Template**

|  |  |
| --- | --- |
| Photovoltaic systems | Yes |
| Solar thermal systems for domestic hot water | No |
| Heat pump systems for domestic hot water | Yes |
| Battery storage linked to onsite renewable energy generation | No |
| Each renewable energy generation/storage technology nominated ‘Yes’ above is identified on the architectural plans | TBC |

**Please indicate the combined Kilowatt Peak Capacity (kWp) of any photovoltaic systems shown on plans, and reference relevant plan sheet(s).**

Response: A solar PV system of about 25kW will be installed on the roof.

Relevant plan sheets will be provided in the subsequent design stages.

For Example:

See Roof plan - Plan Sheet DA 6001 showing 2 separate photovoltaic arrays totaling between 40 and 45 KwP; Capacity to be finalized in detailed design documentation when self shading by lift over runs and Plant room have been assessed in detail.

# Section 7 - Design for resilience to climate change

This section seeks information about any planning/design elements made explicitly in response to well established physical impacts of climate change that are being or will be experienced in the City of Sydney.

These impacts are:

* more frequent extreme heat days (days of 35 degrees C or higher)
* more frequent heatwave conditions (3 or more days of unusually high maximum and minimum temperatures)
* extended drought periods
* more extreme (heavier) rainfall events and stronger wind gusts (more severe storm activity)
* sea level rise with risk of inundation especially when combined with storm surge conditions

Some examples of design responses that proponents should consider:

* locating plant away from flood prone underground areas
* selecting adhesives/fillers/sealants designed to cope with extreme heat events
* oversizing gutters/down pipes to cope with extreme rainfall
* exceeding minimum insulation shading &/or glazing requirements to prevent heat gain within buildings
* attention to overland flow paths for excess surface water
* drought-tolerant landscaping
* addressing risk of inundation of basements due to sea level rise
* contingency for power-outages during extended heatwave periods

There are 2 questions in this section. These relate, where applicable, to your climate change action plan, strategy or resilience plan.

**Please identify whether any specific design responses to address climate change resilience and/or a dedicated climate change plan or statement is provided?**

|  |  |
| --- | --- |
| A climate change action plan or resilience plan has been developed and submitted as part of this DA | No |
| The action plan/resilience plan is an outcome of registration for GreenStar certification (if no action plan developed select ‘No’) | No |
| Elements of the action/resilience plan are explicitly reflected in submitted plans/drawings (if no action plan developed select ‘No’) | No |
| No separate action plan or resilience plan, however drawings include specific design responses to resilience (only select ‘Yes’ if you selected ‘No’ on previous 3 questions but plans do contain specific design responses to resilience) | No |
| Base compliance, regarding design for climate change resilience (no resilience action plan and no overt resilience design elements included in design). Select ‘Yes’ if you selected ‘No’ to the previous 4 questions. | No |

**Briefly describe specific designs/technology elements identified in the plans that address resilience to climate change and reference relevant plan sheet(s).**

Response: Electrification of building services builds upon the resilience and decarbonization potential as the city moves away from fossil fuel equipment and services. This will assist the City of Sydney’s target for a 70% reduction of greenhouse gas emissions by 2030. Existing gas services will be shut off and the building will continue to use all electric building services.

# Section 8 - Design for mains potable water savings and water efficiency

This section seeks information about any specific planning/design elements included to achieve mains potable water savings.

For context, the City of Sydney water target for the local government area is zero increase in potable water use by 2030 from the 2006 baseline, achieved through water efficiency and use of recycled water.

Sections 3.6.2 of SDCP and 8.5.1 of Green Square Town Centre DCP refer to water efficiency measures. This template does not replace the need to submit hydraulic plans/documentation where applicable.

All items identified below must be annotated on the architectural plans and/or accompanying documentation. Architectural plans should also include annotation/plan marking for:

* onsite water storage capacity
* any basement infrastructure/space required to receive/buffer off-site supply of non-potable water to the site if a precinct non-potable supply is accessible
* dual plumbing within buildings

There are 2 questions in this section.

**Confirm which of the following water recycling/water efficiency measures are included in the design.**

|  |  |
| --- | --- |
| Does the development connect to a precinct-scale recycled water scheme (currently Green Square town centre only)? | No |
| Is dual plumbing supplied to 1 or more in-building end-uses – for example cooling towers, toilet, laundry? | No |
| Rain/stormwater capture, storage (water tanks) and re-use onsite is provided, but only for irrigation, car-washing and/or wash down of paved areas. | No |
| Rain/stormwater capture, storage (water tanks) and reuse onsite is provided, for 1 or more in-building end-uses for example cooling towers, toilet, laundry | No |
| Does the development provide efficiency strategies for water consumption for testing of fire protection systems? | No |
| Is a building management control system for water efficiency provided? | No |
| Is sub-metering of major water end-uses (such as pools, cooling towers, irrigation) provided? | Yes |
| All water supply fixtures (taps, showerheads, toilet flushing systems) are within 1 star of highest WELS Star rating commercially available | Yes |

**Please indicate any on-site rainwater and/or stormwater storage capacity (retention only, excluding detention volumes) in the application**

Response: NONE

Please indicate, where relevant:

* On which plan sheets/in which plan sets rain/stormwater retention infrastructure is shown.
* The storage capacity and end uses.
* Please identify on the architectural plans.

If no on-site retention or re-use is included in design state "NONE"

# Section 9 - Stormwater quality

This section seeks high level information regarding design and technology responses to the city's stormwater quality targets, including water sensitive urban design (WSUD) responses.

Please refer to Section 3.7 of SDCP or 3.4.3 of Green Square Town Centre DCP

All applications connecting to the City of Sydney’s stormwater system must submit plans through MUSIC Link - <https://ewater.org.au/products/music/music-link/>

For context, the City of Sydney area-wide targets to reduce pollution loads in stormwater are:

* Litter/vegetation larger than 5mm - 90% reduction
* Total Suspended Solids (TSS) - 85% reduction
* Total Phosphorus (TP) - 65% reduction
* Total Nitrogen (TN) - 45% reduction

This template does not replace the need for comprehensive stormwater modelling, stormwater management plans and hydraulic plans where required.

All items identified below must be annotated on the relevant architectural plans, landscape plans, hydraulic plans and/or referenced in accompanying documentation.

There is 1 question in this section.

**Which of the following stormwater quality design elements / technologies, if any, are proposed for this development?**

|  |  |
| --- | --- |
| Underground detention and/or retention tank(s) | No |
| Above-ground detention and/or retention tank(s) | No |
| Buffer strips | No |
| Constructed wetland, raingardens, detention pond(s) | No |
| Swales/bioretention swales | No |
| Infiltration trenches | No |
| On site gross pollutant traps | No |
| ln-pit litter capture 'baskets' | No |
| Filter / treatment cartridges | No |
| Green roofs | No |
| Pervious pavement | No |
| Other WSUD design solutions | No |

# Section 10 - City greening

This section seeks information about tree management, deep soil zones and green walls/roofs. The relevant sections of the SDCP 2012 are identified in the questions below. Please refer to the City of Sydney Landscape Code (2016).

For context, the City of Sydney is seeking to increase the total canopy cover within our local area by 50% by 2030 and 75% by 2050. This will result in an increased tree canopy cover equal to 23% in 2030 and 27% in 2050, up from the 2006 baseline of 15.5%.

You will need access to landscape plans and/or arborist's report to hand to complete the questions below. Please see the glossary under SDCP 2012 for the definition of deep soil.

Applications subject to State Environmental Planning Policy 65 – Design Quality for Residential Apartment Development (SEPP 65) and located outside of Central Sydney and Green Square Town Centre are to consider:

* Section 4.2.3.6 of the SDCP 2012
* Objective 3E-1 of the Apartment Design Guide.

Please select 'N/A' where your application does not propose this type of development or the development is not subject to any of the controls listed.

If you select 'No' to any of the options regarding deep soil, please provide justification within the Statement of Environmental Effects.

A 'green roof' occupies a minimum of 30% of the roof area of the buildings. For guidance on the design [and maintenance of green roofs and walls see cityofsydney.nsw.gov.au/environmental-support- funding/green-roofs-and-walls](https://www.jotform.com/pdf-editor/cityofsydney.nsw.gov.au/environmental-support-funding/green-roofs-and-walls)

There are 9 questions in this section.

**Does the development provide deep soil zones in line with:**

|  |  |
| --- | --- |
| For industrial development: Section 5.8.2.5.1 of the SDCP 2012? | N/A |
| For all development except industrial: Section 4.2.3.6 of the SDCP 2012? | No |
| For residential apartment development: NSW Government Apartment Design Guide: Objective 3E-1? | N/A |

**Does the landscape plan demonstrate that development will provide at least 15% canopy coverage of the site within 10 years of completion of the development?**

No

Evidence of compliance with tree canopy cover must be illustrated on the landscape plans.

Make Reference to specific page / plan sheet numbers of landscape plans

**Please identify the number of trees (greater than 5 metres in height) proposed to be retained within the site boundary.**

Response: N/A

**Please identify the number of trees (greater than 5 metres in height) proposed to be removed from within the site boundary.**

Response: N/A

**Please identify the number of trees (greater than 5 metres in height at maturity) proposed to be added within the site boundary.**

Response: N/A

**Identify the number of street trees proposed to be removed from the public domain.**

Response: N/A

**Does the application provide a green roof or green wall? (Green roofs are defined as covering 30% or more of the roof area of any single building)**

No

**What is the area of green roof (sqm) provided?**

Response: N/A

**What is the area of green wall (sqm) provided?**

Response: N/A

# Section 11 - Promoting active transport, a connected city and reducing transport emissions

This section asks how the development promotes active transport through the provision of bike parking and end of trip facilities, access to on-site car share service(s) and/or electric vehicle charging facilities.

For context, the City of Sydney area-wide targets for transport are:

* 33% of trips to work during the morning peak undertaken by walking by 2030, by city residents
* 10% of total trips made in the city are taken by bicycle by 2030
* 80% of trips to work during the morning peak are undertaken by public transport by 2030, by city residents and those travelling to Central Sydney from elsewhere
* 30% of city residents who drive are members of a car sharing scheme by 2030

For bike parking rates and requirements for end of trip facilities see Section 3.11 of SDCP or Section 10.3 of Green Square Town Centre DCP.

All items must be illustrated within the plans. Any non-compliance must be discussed within the Statement of Environmental Effects.

There is 1 question in this section.

**Please indicate whether the development complies with the City of Sydney's sustainable transport controls.**

|  |  |  |
| --- | --- | --- |
|  | Required under DCP | Provided |
| Number of bike parking spaces | TBC | TBC |
| Number of bike lockers | TBC | TBC |
| Number of showers | TBC | TBC |
| Number of car share spaces | N/A | N/A |
| Number of vehicle charging spaces provided | N/A | N/A |

# Section 12 - Waste management, resource recovery and materials innovation: Demolition, construction and operation

For context, City of Sydney adopted targets for our area:

* 70% recycling and recovery of residential waste from the local government area by end June 2021
* 70% recycling and recovery of commercial and industrial waste from the local government area by end June 2021
* 80% recycling and recovery of construction and demolition waste from the city by end June 2021.

Development must follow Sections 3.14 and (where relevant) 4.2.6 of the SDCP 2012 or 8.4 of the Green Square DCP and the City of Sydney’s guidelines for waste management in new developments. Every application must be accompanied by a waste and recycling management plan. You can find a template for this plan in the appendices of the guidelines at [cityofsydney.nsw.gov.au/development-guidelines-policies/guidelines-waste-management-new- developments](https://www.cityofsydney.nsw.gov.au/development-guidelines-policies/guidelines-waste-management-new-developments)

These questions also ask if there are any waste or resource recovery innovations within the development and if any third-party environmental certification of specific building materials is proposed.

Waste rooms, collections areas and circulation spaces in accordance with City of Sydney policies are to be identified on the plans.

There are 2 questions in this section.

**Which of the following waste management and resource recovery elements apply to this development proposal?**

|  |  |
| --- | --- |
| The City of Sydney's waste management plan template has been completed and accompanies the application. | TBC |
| Existing buildings/parts of buildings are being retained for re-use as part of the (re) development. | Yes |
| Development is registered for Green Star Certification - Green Star Construction and Demolition Waste Reporting Criteria applies. | No |
| At least 1 innovation (not “business as usual”) with a waste avoidance outcome is being applied within construction materials selection.  Examples: materials with high recycled content; materials substitution; building elements designed for easy disassembly and re use. | No |
| 1 or more of the primary construction materials to be used will be certified under a credible environmental certification and/or Environmental Product Disclosure scheme. | Yes |

**Identify all commitments to use construction materials that have environmental certification (for example timber) or environmental product disclosure documentation (for example, concrete). Please identify commitments to any certified or Environmental Product Disclosure materials in this development proposal.**

Response: TBC

# Section 13 – Third party certification and design, construction or technology innovations

This section seeks information about any third-party certification (other than NABERS Energy - addressed in Section 4) that is applicable to this development proposal can also be described in this section.

Third party certification and unique innovations described below will not be conditioned in development consents unless referenced in site specific DCP, in concept approvals, or other planning controls.

There are 2 questions in this section.

**If applicable, state any third-party certification (whole building) that this development proposal is committed to achieving other than NABERS Energy rating.**

|  |  |
| --- | --- |
| Greenstar Design + As Built | No |
| Greenstar Buildings | No |
| Living Building Challenge | No |
| WELL Building Standard | No |
| Earth check (hotels/tourism) | No |
| Other, please specify |  |

**Are any overtly innovative design, construction and/or technology elements included in this proposal that will deliver environmental performance gains.**

Response: The development agrees to purchase renewables for the current base building over a commitment period (5 years recommended) for all energy and refrigerants offset. This route exceeds Sustainable Sydney 2035 net zero emissions target.

The development also aims to retain the existing building and quantify the carbon kg/m2 savings. Building retention has high carbon value at low capital expenditure. Light weight and low carbon materials will be purchased for constructing the new development on the roof.

Describe concisely below any specific design, construction or technology innovations included in this development proposal

* State clearly whether any innovations are design, construction method or technology innovations
* State whether these innovation elements are indicated on or other architectural or other plans submitted with the development application
* Make reference to any additional documentation (design details, specifications) that have been submitted in relation to the innovation(s).

If no overt innovations feature in this development proposal state "NONE"

# Section 14 – Submitting your completed template with the development application

A PDF version will be sent to the email address you provided in Section 2 after submitting this template online.

If you are not the development applicant, you should provide the PDF version to your client, or your client’s planning consultant, responsible for collating all documentation for the development application.

The applicant must submit an electronic version of this template as part of the development application if the development type requires you to do so.

This template captures information on the environmental design aspects of new development.

The data helps the City of Sydney report progress in design for urban sustainability. If you have any feedback about this form or the submission process, please add your comments below.

Response: