



40-76 William Street, Leichhardt
Anrpsia
ESD Report for Development Application

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Executive Summary

This ESD Report has been prepared to support the Development Application for the proposed residential development at 40-76 William Street, Leichhardt, NSW. The report addresses the planning requirements and outlines sustainability aspirations of the project. These include the State Environmental Planning Policy (SEPP) (Sustainable Buildings), Leichhardt Development Control Plan (DCP), Environmental Planning and Assessment (EP&A) Regulation Section 193, National Construction Code 2022, as well as reference to SEPP (Housing).

The benchmarks used to demonstrate sustainability, in alignment with the regulatory requirements, and their achievement potential at this stage have been summarised in Table 1 below.

Table 1 Summary of minimum compliance target achievement potential of 40-76 William Street.

Category	Minimum Requirements		Achievement
BASIX Water	40%		✓
BASIX Thermal Performance	Max Heating Load (per unit in Buildings A, B, C, D)	≤ 34.4 MJ/m ² /yr	✓
	Max Heating Load (per unit in Building E)	≤ 32.9 MJ/m ² /yr	
	Max Heating Load (average of development)	≤ 28.1 MJ/m ² /yr	
	Max Cooling Load (per unit in Buildings A, B, C, D)	≤ 21.4 MJ/m ² /yr	
	Max Cooling Load (per unit in Building E)	≤ 20.4 MJ/m ² /yr	
	Max Cooling Load (average of development)	≤ 20.0 MJ/m ² /yr	
	Max Total Load (per unit in Buildings A, B, C, D)	≤ 38.0 MJ/m ² /yr	
	Max Total Load (per unit in Building E)	No limit	
	Max Total Load (average of development)	≤ 30.0 MJ/m ² /yr	
BASIX Energy	61%		✓
BASIX Materials	Reporting Only		✓
NCC 2022 Section J DTS for Common Areas	Compliant building fabric		✓

The project sustainability responses include initiatives to provide materials emission transparency through BASIX Materials reporting, and investigating sourcing sustainable alternatives. A minimum BASIX Energy score of 61% will be achieved through centralised hot water, high efficiency HVAC, energy efficient appliances, rooftop solar PV and a Building Management System. Thermal performance is in accordance with planning requirements. A minimum BASIX Water score of at least 40% will be achieved through efficient fixtures and fittings, rainwater capture and reuse and low water use landscaping species. Active transport will be prioritised through bicycle parking facilities. Operational waste will be managed through separation, storage and disposal and will be outlined in a Site Waste Minimisation and Management Plan (SWMMP).



1.0 Introduction

1.1 Project Details

The proposed development of a five-to-eleven storey residential flat building comprises:

- The demolition of existing structures including the partial retention and adaptive reuse of the existing industrial warehouse facade
- Construction of a residential flat building including 203 units, inclusive of 5% affordable housing
- Two basement levels
- Public domain



Figure 1: Architectural render showing proposed development from William Street (Source: Woods Bagot)

1.2 Sources of Information

The following project specific documents were used in this assessment:

- Architectural Package, Woods Bagot, October 2025

1.3 Limitations

Due care and skill have been exercised in the preparation of this report. Any assumptions necessary for this assessment are detailed in the relevant location. As noted above, this review encompassed an examination of existing documentation and relies on the information obtained from the listed documents. However, no liability is accepted for the accuracy or otherwise of this information.



2.0 Project Overview

2.1 Location

Leichhardt is approximately 5km west of the Sydney CBD and is located in the Inner West Council.

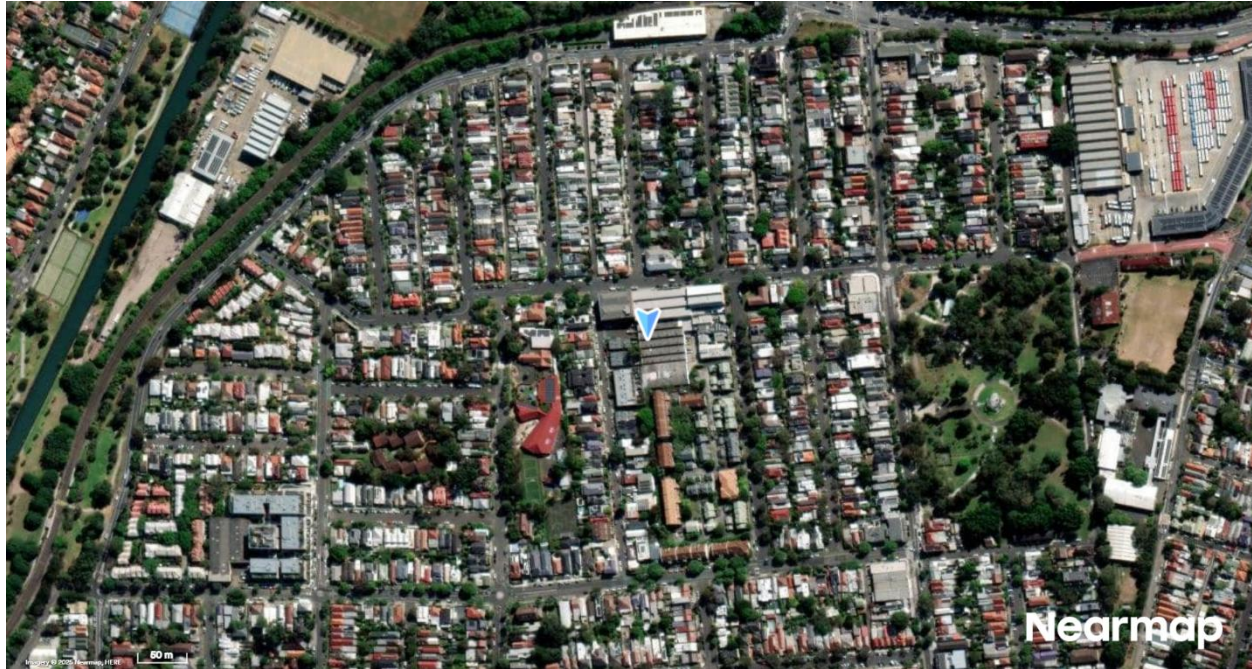


Figure 2 Site location of 40-76 William Street, Leichhardt, NSW (Source: Nearmap)

2.2 Regulatory Requirements

The proposed development is subject to the following regulatory requirements.

2.2.1 SEPP (Sustainable Buildings) Chapter 2

The proposed development will be designed in accordance with the State Environmental Planning Policy (SEPP) (Sustainable Buildings) 2022 as applies for developments in NSW. Chapter 2 Standards for residential development – BASIX apply to this residential development. In particular, the BASIX requirements are as follows:

- BASIX Water
- BASIX Thermal Performance
- BASIX Energy
- BASIX Materials Reporting

The objective of this chapter is to promote the design, assessment, and monitoring of sustainable buildings by improving energy and water efficiency, reducing greenhouse gas emissions and embodied emissions, and ensuring good thermal performance.

2.2.2 Leichhardt DCP, 2013

Leichhardt Development Control Plan (DCP) 2013 applies to developments in the Inner West Government Local Area. Applicable to this development include the below parts:

- Part C: Place – Residential Provisions



- Part D: Energy – Energy Management
- Part E: Water – Resource Recovery and Waste Management

This policy aims to guide residential developments in the Inner West by ensuring compatibility with local character, scale, and density, enhancing walkability through context-based design, promoting environmental performance, and protecting residential amenity.

2.2.3 EP&A Section 193

Environmental Planning and Assessment (EP&A) Regulation 2021 Section 193 has been identified as applicable to this development. The principles include the precautionary principle, inter-generational equity, conservation of biological diversity and integrity, and improved valuation, pricing and incentive mechanisms.

The initiatives detailed in this ESD report address these principles.

2.2.4 NCC 2022

The National Construction Code (NCC) 2022 is applicable to this development and Section J will be referenced in this ESD Report.

2.3 Guides

2.3.1 SEPP (Housing) Chapter 4

Chapter 4 Design of residential apartment development is applicable to this development, including evaluation by the architect against the design principles in Schedule 9, but does not require compliance with design criteria specified in the ADG as per 147 (b).

The objective of this chapter is to enhance the design of residential apartment developments to promote sustainable and inclusive housing that meets diverse community needs, and supports environmental, social and planning goals.



3.0 Strategy Overview

3.1 Sustainability Overview

The proposed development is expected to reflect sustainability as a principle of the design. The project will focus on cost-effective sustainability measures that deliver outcomes for the residents and end-users and will be centred around the following areas:



Figure 3: Sustainability Strategy Targets

Sustainability targets within each of these areas will be proposed in response to the regulatory requirements and aspirations for the development to ensure a quality outcome for the project.

The high level ESD initiatives for consideration are listed in Table 2.

Table 2: Key ESD Initiatives

Category	Project Responses
Materials	- Reporting of residential (BASIX Materials) upfront emissions. - Investigation of sourcing materials from verified sustainable resources and explore substitutions for, and reductions of, less carbon-intensive materials.
Energy Efficiency	- Fulfilment of BASIX Energy with a 61% score or better. - Installation of 50kW Solar PV - Passive design and engineering of the building façade (see Section 4.3.1).
Indoor Environmental Quality	- Incorporation of low VOC internal finishes (verified through datasheets) - High levels of daylight and visual amenity within living spaces.
Water	- Fulfilment of BASIX Water with a 40% score or better. - Water efficient tapware as determined through WELS (see Section 4.5). - Water efficient gardens, with indigenous/low-water use species and stormwater redirection. - Stormwater treatment, filtration and water cycle plans by the civil engineer in line with Leichhardt DCP environmental targets.
Active Transport	- Travel plan by a transport engineer addressing sustainable transport usage, including bicycle room, parking, motorbike parking and associated EoT facilities. - Provision for Electric Vehicle (EV) chargers.



Category	Project Responses
Operational Waste	- Preparation of a Site Waste Minimisation and Management Plan (SWMMP) by a waste consultant, detailing generated waste and recyclables, storage, treatment, disposal and minimisation of site waste as well as methodology. - Allocations of reuse, recycling and disposal of waste.
Construction	- Diversion of construction and demolition waste from landfill to be addressed and implemented through a Construction Waste Management Plan (CWMP) by the contractor. - Main contractor to be ISO 14001 compliant.
Resilience	Consideration of the heat island effect, through passive shading, light roof colours, including vegetation and landscaping.

3.2 Minimum BASIX Requirements

Table 3 shows the minimum BASIX requirements for the project. It is noted that the Leichhardt Development Control Plan requirements for Water and Energy supersede the minimum BASIX requirements where noted.

Table 3: BASIX Minimum Requirements

Category	Minimum Requirements		Sources
BASIX Water	40%		DCP C3.7 BASIX v4.03
BASIX Thermal Performance	Max Heating Load (per unit in Buildings A, B, C, D)	$\leq 34.4 \text{ MJ/m}^2/\text{yr}$	BASIX v4.03 NCC 2022
	Max Heating Load (per unit in Building E)	$\leq 32.9 \text{ MJ/m}^2/\text{yr}$	
	Max Heating Load (average of development)	$\leq 28.1 \text{ MJ/m}^2/\text{yr}$	
	Max Cooling Load (per unit in Buildings A, B, C, D)	$\leq 21.4 \text{ MJ/m}^2/\text{yr}$	
	Max Cooling Load (per unit in Building E)	$\leq 20.4 \text{ MJ/m}^2/\text{yr}$	
	Max Cooling Load (average of development)	$\leq 20.0 \text{ MJ/m}^2/\text{yr}$	
	Max Total Load (per unit in Buildings A, B, C, D)	$\leq 38.0 \text{ MJ/m}^2/\text{yr}$	
	Max Total Load (per unit in Building E)	No limit	
BASIX Energy	61%		DCP C3.7 BASIX v4.03
BASIX Materials	Reporting Only		SEPP Chapter 2

3.3 NCC 2022 Building Fabric Requirements

The residential SOUs are subject to a NatHERS assessment, with the targets dictated by BASIX Thermal Performance above. The residential common areas are subject to an NCC Section J DTS assessment. This is detailed in Section 4.3.1 below.



4.0 Sustainability Strategy

This section outlines the sustainability strategy for the development. Based on the project sustainability aspirations, the site constraints and the proposed design, a project sustainability framework including vision, methodology and target has been proposed, which is summarised in the following sections.

4.1 Materials

Objectives of this section are to reduce the environmental impacts from materials, including lower embodied carbon and sustainable procurement.

Item	Project Response	Clauses Addressed
BASIX Materials	The residential development will commit to reporting emissions using the BASIX materials pathway.	SEPP CH2
Adaptive Reuse	Buildings A will retain part of the existing façade. This will involve the retaining the brick façade for the lower four storeys for Building A. Refer to Figure 4 for an architectural render.	DCP C3.13 EP&A S193
Sustainable Materials	The project will investigate sourcing materials from sustainable sources and low carbon alternatives.	DCP C3.7 C9 (a,b,c) DCP C3.7 C10 DCP C4.3 C15 EP&A S193



Figure 4 Buildings A featuring adaptive reuse of lower four storeys (Source: Woods Bagot)



4.2 Energy Efficiency

Through quantitative metrics, this section aims to increase the energy efficiency of the development and reduce the operational energy consumption.

Item	Project Response	Clauses Addressed
BASIX Energy	A minimum BASIX Energy score of 61% is required.	DCP C3.7 C3 SEPP CH2 ADG 4U EP&A S193
Hot water	Central gas boiler hot water system is being provided to the development.	SEPP CH2
Ventilation	Each dwelling bathroom, kitchen and laundry is provided with an individual fan ducted into the façade or roof, and operation is to be interlocked with the light. Ceiling fans are included in living rooms and bedrooms where relevant to the NatHERS assessment.	SEPP CH2
Heating and cooling	For 3- and 4-bedroom apartments, living areas and bedrooms are provided with 3-phase air conditioning with EER 3.0-3.5 for heating and cooling. For 1- and 2-bedroom apartments, living areas and bedrooms are provided with 1-phase air conditioning with EER 3.5-4.0 for heating and cooling.	SEPP CH2
Kitchen cooktop/ oven	Dwellings will have gas cooktops and electric ovens.	SEPP CH2
Appliances	4-star energy rated dishwashers and 2-star clothes dryers are being provided.	SEPP CH2
Lighting	All lighting is to be LEDs.	SEPP CH2
Solar PV	50kW solar photovoltaic (PV) system is provided across the development. This commitment to install addresses the NCC spatial requirement for a minimum 20% of roof area to be dedicated to solar PV.	
Common area ventilation	Conditioned common area spaces are either time clock or BMS controlled. Lobbies are tempered supply air, with time clock or BMS controlled. Garbage chutes have exhaust only. Car parks are to be provided with supply and exhaust ventilation, with carbon monoxide monitors and VSD fans. Back-of-house, utilities spaces and substations are exhaust only and thermostatically controlled.	SEPP CH2
Common area lighting control	Wellness Amenity and garbage chutes are motion sensor controlled. Lobbies are daylight and motion sensor controlled. Lift banks lighting is connected to the lift call button. Back-of-house/utilities spaces lighting is manually controlled.	SEPP CH2
Lifts	Lifts are gearless traction with V V V F motor.	SEPP CH2
BMS	Building Management System (BMS) is to be provided for the development.	SEPP CH2
Electrical system	Active power factor correction.	SEPP CH2



4.3 Thermal Performance

Building fabric requirements are provided in this section, alongside key measures to improve the thermal performance of the development.

Item	Project Response	Clauses Addressed
Thermal Loads	See Section 4.3.1 below.	NCC SEPP CH2
Double Glazing	Double glazing will be included where required from the Section J analysis.	DCP C3.7 C4
Ceiling Fans	Ceiling fans are in living rooms and bedrooms where relevant to the NatHERS assessment.	DCP C3.7 C8
Thermal mass	The project will consider using materials with higher thermal mass where building geometry is north facing.	DCP C3.7 C1 DCP C4.3 C10

4.3.1 Building Fabric

4.3.1.1 CLASS 2 SOUS

The location in Leichhardt, NSW, has a postcode of 2040 which classifies the project under NatHERS Climate Zone 56 for this analysis. It should be noted that NatHERS Climate Zones differ from those defined by the ABCB and have been developed through analysis of historic climate files. The minimum requirements for this project have been identified from NCC 2022 and BASIX are in Table 4 below. Note that the individual BASIX heating, cooling and total limits are based on the number of storeys in a given building.

Table 4 Minimum star, heating load and cooling load requirements for 40-76 William Street.

		Requirement		Calculated	
		Individual	Average	Individual	Average
Minimum Star Rating		≥ 6.0	≥ 7.0	6.0	7.9
Heating [MJ/m²/year]	Building A	≤ 34.4	≤ 28.1	31.5	11.3
	Building B			22.3	
	Building C			28.0	
	Building D			30.6	
	Building E	≤ 32.9		23.7	
Cooling [MJ/m²/year]	Building A	≤ 21.4	≤ 20.0	20.8	10.5
	Building B			16.9	
	Building C			17.2	
	Building D			18.4	
	Building E	≤ 20.4		14.4	
Total [MJ/m²/year]	Building A	≤ 38.0	≤ 30.0	37.4	21.8
	Building B			31.4	
	Building C			34.8	
	Building D			37.7	
	Building E	No limit		33.6	



Table 5 below outlines the building fabric for the opaque elements for the Class 2 SOUs of the project.

Table 5: Wall, Floor & Ceiling materiality for NatHERS compliance.

Building Element	Minimum Total System R-Value (m ² K/W)	Notes and Comments
Intermediate Floors/Ceilings	-	No additional insulation required.
Typical floors exposed to outdoor air and unconditioned areas	≥ 4.0	Allow for a minimum of R3.5 added insulation
Basement floors for B.GR.01, D1.GR.01 - D2.GR.05, E.GR.01	≥ 4.5	Allow for a minimum of R4.0 added insulation
Basement floors for C.GR.01	≥ 1.5	Allow for a minimum of R1.0 added insulation
Typical roofs/Ceilings exposed to outdoor air	≥ 4.1*	Allow for a minimum of R4.0 added insulation
External roofs/soffit to balcony above for A.09.01, A.09.02, A.09.03, A.09.04, A.09.05, B.06.02, B.06.03, B.06.01, C.08.01, C.08.02, C.08.04, C.08.05, C.08.06	≥ 5.1*	Allow for a minimum of R5.0 added insulation
Typical External Walls	≥ 2.8*	Allow for a minimum of R2.5 added insulation
External Walls for A.07.03, A.08.03, A.09.03, A.09.04, B.06.01, C.08.06	≥ 4.3*	Allow for a minimum of R4.0 added insulation
External Walls for B.GR.01	≥ 3.3*	Allow for a minimum of R3.0 added insulation
Partition Walls	-	No additional insulation required.
Neighbour Walls	≥ 2.6	Allow for a minimum of R2.0 added insulation
Corridor Walls	≥ 2.3	Allow for a minimum of R2.0 added insulation
Core Walls	-	No additional insulation required.

*Inclusive of thermal bridging.

Glazing requirements for Class 2 SOUs are shown in Table 6 below. These values have been accounted for in the modelling of all window modulations in the development where applicable. These values are consistent with a low-e double glazing product with non-thermally broken aluminium frames.

Table 6 Class 2 SOU glazing requirements.

Buildings	Applicable Window Types	System and Glazing Type	Total System U-Value (AFRC)	Total System SHGC (AFRC)	Window Frame Colour
D, E	Sliding Doors	Aluminium framed window wall façade with single/double coated low-E DGU glazing	≤ 3.5 W/m ² K	0.30 ± 5%	Refer to Thermal Performance Specification*
	Awning Modulations with/without Low-Lite panels		≤ 4.2 W/m ² K	0.36 ± 5%	
	Fixed Windows		≤ 3.5 W/m ² K	0.40 ± 5%	



Buildings	Applicable Window Types	System and Glazing Type	Total System U-Value (AFRC)	Total System SHGC (AFRC)	Window Frame Colour
A, B, C	Sliding Doors	Aluminium framed window wall DGU glazing with clear or low-E glass	$\leq 3.1 \text{ W/m}^2\text{K}$	$0.45 \pm 5\%$	Refer to Thermal Performance Specification*
	Awning Modulotions with/without Low-Lite panels		$\leq 3.8 \text{ W/m}^2\text{K}$	$0.45 \pm 5\%$	
	Fixed Windows		$\leq 3.2 \text{ W/m}^2\text{K}$	$0.45 \pm 5\%$	

* The 22412-SPC-ES0001(01) Thermal Performance Specification summarises the external window frame colours based on the elevations and materials palette provided by Woods Bagot and coordination via email.

4.3.1.2 CLASS 2 COMMON AREAS

Table 7 and Table 8 shows the Deemed-to Satisfy (DtS) performance for the Class 2 common area spaces of the development. It is noted that the DtS method restricts the flexibility of these parameters and in order to provide the project with the widest degree of design flexibility, it is recommended that the project utilises a J1V3 verification solution for building fabric once the project enters post-DA phases. This will allow for more flexible glass solution to be considered as well as trade-offs of other building fabric materials and requirements as needed.

Table 7 Class 2 Common Area opaque fabric requirements.

Constructions	Parameter	Minimum Proposed Total System Performance
Roof and ceilings	Total System R-value [$\text{m}^2\text{K/W}$]	≥ 3.7
	Solar absorptance [-]	≤ 0.45
Floors	Total System R-value [$\text{m}^2\text{K/W}$]	≥ 2.0
External Walls	Total System R-value [$\text{m}^2\text{K/W}$]	≥ 1.4
	Solar absorptance [-]	≤ 0.60

Table 8 Class 2 Common Area glazing requirements.

Applicable Window Types	Glazing Type	Total System U-Value (AFRC)	Total System SHGC (AFRC)
Typical Glazing	Aluminium framed window wall system with single/double coated low-E.	≤ 3.5	≤ 0.40

4.4 Indoor Environment Quality

Occupant health and wellbeing are enhanced through incorporating the following into the built environment.

Item	Project Response	Clauses Addressed
Indoor Pollutants	The project will investigate the inclusion of low VOC internal finishes and appropriate ventilation.	DCP C4.3 O1 ADG 4B ADG 4C
Daylight	Occupant access to a high level of daylight amenity in living spaces will be considered through design for natural light.	DCP C3.9 O1 ADG 4A



Item	Project Response	Clauses Addressed
Amenity	A wellness amenity room is provided on the ground floor to prioritise resident health and wellbeing.	-
Natural Ventilation	Window operability will be prioritised in residential units to allow for effective natural ventilation.	DCP C3.7 O1

4.5 Water

Water efficiency is prioritised through low-flow fittings and fixtures and centralised systems, in order to reduce water consumption across the development, as well as manage stormwater leaving the site.

Item	Project Response	Clauses Addressed
BASIX	A minimum BASIX Water score of 40% is required, and the project has an aspirational score of 50% based on current initiatives.	DCP C3.7 C3 SEPP CH2 ADG 4V EP&A S143
WELS Ratings	Minimum WELS Ratings: - Shower heads: 4-star (>6 but ≤7L/min) - Toilets: 5-star - Kitchen taps: 5-star - Bathroom taps: 5-star	SEPP CH2
Appliances	Clothes washers: 4-star water rated Dishwashers: 5-star water rated	SEPP CH2
Landscaping	Site landscaping to be indigenous or low water use species of vegetation.	SEPP CH2 DCP C3.7 C3 DCP E1.2.1 C2
Alternative water source	A centralised 40kL (minimum) rainwater tank for the development that connects to reuse for landscape. Collection area is to be indicatively from Buildings A and E.	SEPP CH2
Fire sprinkler system	Fire sprinkler test water is contained within the fire sprinkler system for re-use.	SEPP CH2
Stormwater quality management	Where feasible, stormwater from the site will be directed to landscaping areas that include stormwater quality management devices such as drainage swales. The inclusion of water quality filtration basket or similar primary treatment device will be investigated, for on the site stormwater drainage system.	DCP C1.12 C24 DCP E1.2.4 C1 ADG 4V
Water Management Statement	A Water Management Statement will be developed by the civil engineer for the residential development.	DCP E1.1.1 (a,b,c,d,e,f)
Integrated Water Cycle Plan	An Integrated Water Cycle Plan will be developed by the civil engineer for the residential development and will include water quality treatment measures that meet the environmental targets for stormwater runoff leaving the site included in Table 9: Environmental targets for stormwater runoff below.	DCP E1.2.4 C5 ADG 4V EP&A S143



Table 9: Environmental targets for stormwater runoff, from DCP E1.2.4

Pollutant	Baseline Annual Pollution Load (kg/ha/yr)	Retention Criteria
Gross pollutants, including trash, litter and vegetation matter greater than 5mm	500	90% reduction of average annual load
Total suspended solids, including sediment and other fine material less than 5mm	900	85% retention of average annual load
Total Phosphorous	2	65% retention of average annual load
Total Nitrogen	15	25% retention of average annual load
Hydrocarbons (Oils and Greases)	-	90% reduction of annual load – no visible discharge
Toxicants	-	100% containment of toxicants

Refer to the project's stormwater report produced by the civil engineer for supporting evidence showing achievement of the above.

4.6 Active Transport

Residents are encouraged to use transport other than private motor vehicles, and in particular the use of bicycles is prioritised.

Item	Project Response	Clauses Addressed
Travel Plan	A Travel Plan will be prepared by a transport engineer for the project. This will include strategies for supporting sustainable transport usage.	DCP C1.11 C27 EP&A S143
Car Parking	241 car parking spaces are provided.	
Bicycle Parking	Bicycle parking spaces are provided in accordance with DCP Table C6: Bicycle parking provision rates. Bicycle parking facilities will be provided in accordance with Australian Standard AS2890.2-1993. Each residential building will include a lockable bicycle storeroom with adequate space and bicycle stands or hooks to accommodate the number of bicycles required by the provisions of DCP Table C6.	DCP C1.11 C18 DCP C1.11 C20
Electric Vehicles	Provision for EV charging capabilities to be provided in accordance with the NCC (Section J9D4).	NCC

4.7 Construction

The aim of this section is to manage the environmental impacts from the construction stage.

Item	Project Response	Clauses Addressed
Construction and Demolition waste	The development will investigate the diversion of construction and demolition waste from landfill and implemented through a Construction Waste Management Plan (CWMP) developed by the contractor. A recommended target is 80% diversion from landfill.	DCP D2 O2
Environmental Management	Main contractor to be ISO 14001 compliant.	-



4.8 Operational Waste

The reduction of waste being disposed in landfill is facilitated through an operational waste strategy.

Item	Project Response	Clauses Addressed
SWMMP	The waste consultant will prepare a Site Waste Minimisation and Management Plan (SWMMP) outlining: - The volume and type of waste and recyclables to be generated. - Storage and treatment of waste and recyclables on site - Disposal of residual waste and recyclables - Operational procedures for ongoing waste minimisation, resource recovery (reuse and recycling) and management once the development is complete. - The method of reuse, recycling or disposal and the recycling/waste management service provider.	DCP D2.0 C1 SEPP ADG 4W EP&A S143
Storage and separation	An area within the development site will be allocated for the storage of materials for reuse, recycling and disposal. Recyclable materials should be separately stored apart from other left-over materials for collection by a recycling contractor.	DCP D2.2 C9 ADG 4W
Signage	The bins and storage areas at the development site will be clearly signposted outlining their purpose and content.	DCP D2.2 C11 ADG 4W

4.9 Resilience

The impacts of climate change on the built environment are being considered.

Item	Project Response	Clause
Climate Resilience	The project is committed to mitigate the effects of urban heat island and climate change by incorporating measures for cooling the private and public domain, including light coloured finishes and landscaping.	EP&A S143

5.0 Conclusion

This report includes a sustainability strategy that encompasses minimum requirements and sustainability aspirations for Development Application purposes and addresses the regulatory requirements identified herein.

