



City of Sydney Design for Environmental Performance (DEP) Template

Date/Time

02/10/2023

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.

After submitting this template, a PDF version will be sent to the email address you provided in Section 2. 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.

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.

Completing this template is not required for concept applications, unless the concept application includes detailed design, or the City of Sydney has specifically requested completing it.

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

Note, the online template has word count restrictions in the free text boxes.

If you have any questions regarding this form, please contact David Eckstein by email:

RUrqueza@cityofsydney.nsw.gov.au

Notes on completing this template

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.

You should consider the questions in this template before finalising any plans and accompanying documentation. It is important the information you provide in this template and other documents in your application is consistent.

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

4-6 Bligh Street

Postcode

2000

Name of person completing this form

Jasper Riikonen

Occupation

Sustainable Design Consultant

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

Email address

jasper.riikonen@stantec.com

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

Yes - first template submitted

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

Hotel - New building or extension of existing (increase in GFA 30% or greater)

Commercial premises - +1000 sq m - New building or extension of existing (increase in GFA 30% or greater)

For the following 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
- non-potable water service

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

See below for previous development application submission reference.

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 Development Control Plan and/or concept approval reference number. For example: D / 2018 / 999. Ashmore estate site specific DCP, Section 5.5 of the Sydney DCP

D/2018/892

Summarise the environmental performance targets/technologies that must be met by the controls or consents listed above.

5 Star NABERS Energy for Office
4.5 Star NABERS Energy for Hotel
4 Star NABERS Water for Hotel

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

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 2035

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 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?

Yes

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

NABERS Office Energy (base building)	5 star
NABERS Hotels Energy	4.5 star
NABERS Shopping Centres	N/A
NABERS Apartments Common Area	N/A
NABERS Data Centres	N/A

Does the application propose an industrial use?

No

For the following 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

For the following 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, summarise BASIX lighting commitments, plus additional note(s) if applicable (e.g. proposed outdoor lighting technologies)

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.

Lighting power to improve on NCC 2019 Section J Part J6.2 maximum limits.

All LED, with controls to be implemented to allow for daylight harvesting, motion controls etc. to limit runtime for lights.

For the following question, please include, where relevant:

- Coefficient of Performance (CoP) or appliance star ratings 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, summarise BASIX HVAC commitments. For example, "all dwellings, individual A/C units, Heating: CoP 4, Cooling: CoP 3.5

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

High efficiency chilled water and heating hot water to serve fan coil units to hotel areas. Variable Volume Air handling units to serve the commercial portion of the tower.

The use of hybrid/changeover cooling towers to be investigated which can prioritise energy (wet mode/evaporative) or water (dry mode) efficiency based on external climatic conditions.

Mechanical plant to improve on NCC Section J efficiencies. These systems will have adequate efficiency, with measures like economy cycles, CO2 monitoring control to promote energy efficiency and meet energy targets (i.e. NABERS).

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, summarise BASIX water heating commitments with star ratings / CoP.

Briefly describe all water heating technologies that will be installed

Heating strategy currently proposed to be high efficiency condensing gas fired boilers.

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.

Extensive sub-metering to be provided to enable separate NABERS ratings to the Hotel and Commercial areas of the building.

Sub-hourly usage data to be collected from meters with automated reporting on energy & water usage across the different system types and areas of the building.

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.

For the following 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

Where applicable, please cross reference to any NCC Section J Compliance Template (A Better Building Partnership initiative)

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

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

Blinds - Use of internal blinds, which reduces direct solar gains, controls radiant heat and increases comfort without compromising the connection to the outside.

Glazing - High performance glazing, to exceed the thermal requirements of the Building Code of Australia.

Opaque Constructions - R-values to exceed Section J wall construction requirements where possible.

Thermally Efficient Construction – Airtightness in the façade design to reduce bulk airflow, to be validated and tested in construction.

The facade performance and associated impact on HVAC and internal comfort will be largely driven by the NABERS operational energy targets and Section J JV3 (for thermal comfort).

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.

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

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

None currently, to be investigated in the next design stage.

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.

The CSIRO now hosts a [set of new weather data files](#) suitable for use by building simulators to model commercial building energy consumption.

The known physical impacts of climate change in the City of Sydney area 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 and/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).	Yes
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).

- Green wall at podium level has been incorporated in the landscape plan.
- Flood planning study, assessment has been included in M&M report
- Ensure mix of plant species is used in landscaping, which require minimal irrigation as referred to in the landscaping plan.

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)? If 'Yes' must be shown on plans.	No
Is dual plumbing supplied to 1 or more in-building end-uses – for example cooling towers, toilet, laundry? If 'Yes' must be shown on plans.	No
Rain/stormwater capture, storage (water tanks) and re-use onsite is provided, but only for 'outdoor' purposes: irrigation, car-washing and/or wash down of paved areas and is shown on plans.	Yes
Rain/stormwater capture, storage (water tanks) and reuse onsite is provided, for at least 1 outdoor use and for 1 or more within-building end-uses, for example cooling towers, toilet, laundry, and is shown on plans.	No
Does the development provide efficiency strategies for water consumption for testing of fire protection systems?	Yes
Is a building management control system for water efficiency provided?	Yes
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

For the following question, please indicate the rainwater and/or stormwater storage capacity (retention only, excluding detention volumes) in the application

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 these systems on the architectural plans.

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

Please indicate any on-site rainwater and/or stormwater storage capacity (retention only, excluding detention volumes) in the application, and reference on which plans rain/storm water retention infrastructure is shown.

Rainwater tank capacity TBC pending detailed water balance calculation.

Water usage minimisation strategy outlined in Ecologically Sustainable Design report.

Further refinement of water savings initiatives to be undertaken through detailed NABERS Water assessment for the hotel rating.

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
In-pit litter capture 'baskets'	Yes
Filter / treatment cartridges	Yes
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.

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

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

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?	N/A
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? 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.

No

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

0

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

3

Please identify the number of trees (greater

than 5 metres in height at maturity) proposed to be added within the site boundary.

0

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

3

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

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. The section also interrogates on site design responses to greenhouse gas reductions through on-site car share service(s) and electric vehicle charging facilities.

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	112	112
Number of visitor bike parking spaces	45	45
Number of bike lockers	112	112
Number of showers	14	14
Number of car parking spaces	96	28
Number of car share spaces	0	0
Number of electric vehicle charging spaces provided	0	0
Number of service vehicles spaces / loading docks	2	2

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

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.	Yes
Existing buildings/parts of buildings are being retained for re-use as part of the (re) development.	No
Development is registered for Green Star Certification - Green Star Construction and Demolition Waste Reporting Criteria applies.	Yes
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.

EPDs to be utilised for concrete and steel as a minimum.

Lower embodied carbon products to be pursued for structural elements as well as fitout products.

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

	Performance level being targeted
Greenstar Design + As Built	
Greenstar Buildings	5
NABERS Water - targeted water rating (currently no Commitment Agreement option available)	4
Living Building Challenge	
WELL Building Standard	
Earth check (hotels/tourism)	
Other, please specify	

For the following question, describe concisely 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"

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

The proposed development will implement a number of sustainable design principles which include initiatives designed to mitigate the development's environmental impact across the following areas:

- Energy – including improved energy efficiency of the building operations.
- Water Efficiency – designed to reduce potable water demand and improve stormwater quality.
- Passive Design Principles – reducing the development's overall requirement for building services, increasing occupant comfort, control and amenity.
- Ecology - Maintaining ecology through landscaping where practical.

Materiality – Considering the whole of life materials and considering their selection to minimise harm to the environment, including efficiency and construction.

Section 14 – Submitting your completed template with the development application

After submitting this template a PDF version will be sent to the email address you provided in Section 2.

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.

Privacy protection notice

Purpose of collection: This information is being collected for the purpose of assessment of a development application.

Intended recipients: City of Sydney employees.

Supply: The supply of this information is voluntary. If you are unwilling to provide this information, the City of Sydney may be unable to assess your application.

Access/Correction: Please contact Customer Service on 02 9265 9333 or at council@cityofsydney.nsw.gov.au to access or correct your personal information.

Storage: The planning unit City of Sydney, located at 456 Kent Street, Sydney NSW 2000, is collecting this information and the City of Sydney will store it securely. Responses are collected on a third-party service called JotForm ([terms of service](#), [privacy statement](#)) information is also stored securely on the City's Record Management System TRIM.

Other uses: The City of Sydney will use your personal information for the purpose for which it was collected and may use it as is necessary for the exercise of other functions.

For further details on how the City of Sydney manages personal information, please refer to our Privacy Management Plan (<https://www.cityofsydney.nsw.gov.au/policies/privacy-management-plan>).