SEPP Compliance Certification

ESD DA Assessment

Project:	Belvedere		
Project No:	20251114		
Date:	Tuesday, 11 November 2025	Revision:	P1
Author:	Sherif Zedan		

The proposed Belvedere, located at 42 Donald Street, Nelson Bay, is required to comply with the SEPP 2022 NSW Policy.

This memo assesses the proposed development against SEPP 2022 and confirms compliance. It is to form part of the tender documentation. **The Head Contractor must acknowledge the initiatives outlined in this report and is responsible for ensuring these are delivered during construction and upon completion.**

Section 3.2(1) of the Sustainable Building SEPP 2022 specifies considerations for a consent authority in granting development consent, emphasising the integration of environmental initiatives in design. The following table details the project-specific initiatives that align with these SEPP 2022 requirements:

Table 0-1 SEPP Considerations Summary

Element	Comments
a) Minimisation of waste from demolition	The Head Contract is to achieve Best Practice Construction waste targets, specifically, diversion of construction and demolition waste sent to landfill, to have a minimum diversion rate target of 80%. Safe methods for vehicle access and the transfer of waste must also be considered.
b) Reduction in peak demand for electricity	The project utilises LED lighting, high-efficiency HVAC, and smart systems for optimal energy use. A 37kW+ solar system is currently utilised.
c) Reduction in reliance on artificial lighting and heating/cooling	The facilities design integrates passive principles, featuring natural lighting and ventilation and meets the thermal requirements achieving Section J energy efficiency compliance.
d) Generation and storage of renewable energy	The installation of a 37kW solar power system will enhance the building's self-sufficiency and reduce its dependency on the electrical grid.
e) Metering and monitoring of energy consumption	Advanced metering infrastructure and EMS will be installed to help monitor and manage energy consumption, allowing for real-time adjustments and long-term efficiency improvements.
f) Minimisation of the consumption of potable water	The design includes water-saving fixtures, and efficient irrigation techniques. Significantly reducing the consumption of potable water.