9.5. North Sydney Development Control Plan 2025: Electrification of Residential Development - post-exhibition report

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ATTACHMENTS	1. Summary of submissions and Council officer responses [**9.5.1** - 17 pages] 2. Draft Section 10 - Environmental Sustainability - Draft DCP Amendment for adoption [**9.5.2** - 12 pages]
CSP LINK	**Outcome 1 – A healthy environment with thriving ecosystems and strong climate resilience** E3. Build climate resilience

PURPOSE:

The purpose of this report is to address the issues raised in submissions to the public exhibition of the draft amendment to the *North Sydney Development Control Plan 2025* which seeks to discourage gas connections and gas appliances in new residential developments for environmental, health, and economic reasons. The report seeks Council's resolution to adopt the amendment.

EXECUTIVE SUMMARY:

- At its meeting of 25 August 2025, Council resolved to support placing a draft amendment to the *North Sydney Development Control (NSDCP) 2025* on public exhibition. The purpose of the draft DCP amendment is to discourage gas connections and gas appliances in new residential development for environmental, health, and economic reasons.

- The draft DCP amendment was placed on public exhibition from 16 October 2025 to 14 November 2025 inclusive.

- 16 submissions (Attachment 1 to this report) were received from the community, energy providers, and development industry groups.

- Having considered to the matters raised in the submissions, it is recommended that Council adopt the draft DCP amendment as exhibited (Attachment 2).

RECOMMENDATION:
1. THAT Council note the submissions received during the exhibition of the draft amendment to the *North Sydney Development Control Plan 2025*.
2. THAT Council adopt the exhibited draft amendment to the *North Sydney Development Control Plan 2025*, pursuant to Section 3.43 of the Environmental Planning and Assessment Act 1979 and Clause 14(1) of the Environmental Planning and Assessment Regulation 2021.

3. THAT Council authorise the Chief Executive Officer to make minor modifications to any numerical, typographical, interpretation, and formatting errors, if required, in the finalisation of the draft DCP amendment.
4. THAT Council give public notice of the decision to adopt the amendment to the North Sydney Development Control Plan 2025 on Council's website within 28 days in accordance with Clause 14(2) of the Environmental Planning and Assessment Regulation 2021.
5. THAT in accordance with Clause 20(1) of the Environmental Planning and Assessment Regulation 2021, a copy of the amendment to the North Sydney Development Control Plan 2025, along with this Council report and resolution, be forwarded to the Secretary of the Department of Planning, Housing and Infrastructure.
6. THAT all persons who made a submission be notified of Council's decision.

Background

At its meeting of 25 August 2025, Council resolved to support placing on public exhibition a draft amendment, electrification of all new residential developments, to the *North Sydney Development Control (NSDCP) 2025*. The purpose of the draft DCP amendment is to discourage gas connections and gas appliances in new residential development for environmental, health, and economic reasons.

Report

1. Purpose of Report

This report provides an analysis of the submissions made in response to the draft amendment, electrification of all new residential development, to the *NSDCP 2025*. In accordance with Clause 14(1) of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2021, this report makes a recommendation as to whether the draft amendment should proceed as exhibited, proceed incorporating further amendments in response to submissions, or whether it should not be proceeded with.

2. Public exhibition

The draft amendment to the *NSDCP 2025* was placed on public exhibition from Thursday 16 October 2025 to Friday 14 November 2025.

As the proposed amendments affect the entire LGA, not specific properties, it was decided to not directly notify residents and property owners by letter. However, a notice was published in the Mosman Daily on 16 October 2025 advising of the public exhibition. In addition, Council also directly notified all Precinct Committees, and relevant stakeholders, including the development industry and utility providers.

Formal notices were also placed on Council's website in accordance with the Environmental Planning and Assessment Act 1979 and Council's *Community Engagement Strategy*.

Electronic copies of the exhibition documentation were made available on Council's website and hard copies were made available at Council's Customer Service Centre and Stanton Library for the duration of the exhibition period.

3. Consideration of Submissions

Council received 16 submissions through a combination of emails and online surveys. Two submissions were received after the public exhibition period, and one individual lodged two submissions. Of the 16 submissions received, 11 submissions were from community members, with one community member lodging two submissions. Five submissions were received from energy providers and development industry groups. Attachment 1 provides a summary of the submissions and Council officer's responses.

Of the 11 submissions received from the community, three supported and eight opposed the draft amendment.

Table 1 below summarises the issues raised by community members with responses from Council officers.

Issues Raised in Submissions	Council Officer Response
The threesubmissions supporting the draft DCP amendment provided the following reasons: - reduction in emissions - cost savings - health benefits	Support noted.
Six submissions objected to the mandate of electrifying residential developments as they believe in personal choice.	The draft DCP amendment only applies to new residential developments. Existing buildings with gas appliances are unaffected by the draft DCP amendments. Residents wanting to use gas appliances can choose from existing housing stock connected to gas services.
One submission objected to the mandate of electrifying residential developments, believing this matter is the State and Federal Government's responsibility.	The proposed amendment aligns with the key objectives and actions outlined in the Built Environment Sector Plan published by the Federal Government, which aims to promote and encourage sustainable practices in the built environment and related industries. The Sector Plan also highlights benefits such as reduced energy bills, improved energy efficiency, and lower emissions. At the State level, the NSW Net Zero Plan and the NSW Productivity and Equality Commission's report (March 2025) advocate for local action, including amending Development Control Plans (DCPs) to limit and phase out gas connections, emphasising both financial and health benefits. In light of the above, Council can apply local planning controls through its DCP, not only reflecting Council's values, but also ensuring the local controls are aligned with Federal and State climate objectives and goals.

Issues Raised in Submissions	Council Officer Response
One submission raised concerns that the cost of electricity, building, and renovations to transition to all electric systems will increase.	The draft DCP amendment is informed by reputable studies from health and environmental organisations which demonstrate the adverse impacts of gas on the environment, health and safety of users, and the benefits of electrification in terms of health, cost savings, and emissions reductions. Restricting gas infrastructure in new developments could also avoid costly retrofits in the future. In light of the above, the draft DCP amendment would not likely significantly create an additional financial burden on the local community.
Two submissions raised concerns regarding the capacity of the power grid with the increase of electricity demand, and insufficient power supply during peak times.	As the largest electricity distributor on Australia's east coast, Ausgrid was notified of the draft DCP amendment and raised no concerns with electrifying all new residential developments.
One submission questioned whether Council will offer rebates to residents who have already installed rooftop solar panels or heat pumps.	Council's Sustainability Rebate program is funded by Council's *Environmental Levy* and is undertaken in accordance with the Sustainability Rebates Guidelines. The draft DCP amendment does not change the process or eligibility of the rebate program.
One submission raised concerns that more people will be encouraged to burn wood due to energy costs.	The draft DCP amendment is informed by reputable studies from health and environmental organisations which clearly demonstrates the adverse impacts of gas on the environment, health, and safety of users, and the benefits of electrification in terms of health, cost savings, and emissions reductions. The purpose of the draft DCP amendment is to encourage and provide sustainable and healthy building environments for the community. As stated, the draft DCP amendment only applies to new residential development, and a more widespread application may be considered in future.
One submission requested that Council look at programs to transition Council assets to renewable sources instead.	The proposed policy change is in alignment with Council's *Delivery Program 2025-2029*, which includes reviewing and implementing new planning controls in the DCP to

Issues Raised in Submissions	Council Officer Response
	support the transition away from fossil fuels, including a requirement for electric vehicle charging infrastructure; investigating the feasibility of divesting from organisations associated with fossil fuels; completing a feasibility report for transitioning Council's plant to electric by 2035; and replacing the gas boiler at Stanton Library with an electric heat pump and work towards electrification of Council's operations.
One submission questioned how electricity is safer than gas as people are electrocuted and burnt.	The draft DCP amendment is informed by reputable studies from health and environmental organisations which clearly demonstrates the adverse impacts of gas on the environment, health and safety of users, and the benefits of electrification in terms of health, cost savings, and emissions reductions. The purpose of the draft DCP amendment is to encourage and provide sustainable and healthy building environments for the community.

Table 1: Matters raised by community members

Of the five submissions received from energy providers and development industry groups, two supported, two raised no objections, and one opposed the draft DCP amendment in relation to the electrification of all new residential developments.

Table 2 below summarises the submissions from energy providers, the development industry, and interest groups with responses from Council officers.

Submitter	Submission Summary	Council Officer Response
350 Australia	The submission strongly supports the draft DCP amendment due to: - gas appliances being toxic for our health - all-electric buildings being cheaper to build and operate - all-electric homes using less energy that gas and produce fewer greenhouse gas emissions The submission encourages Council to consider the	Support is noted.

Submitter	Submission Summary	Council Officer Response
	electrification of new commercial developments at a later date.	
Property Council	The submission supports the draft DCP amendment as it: - aligns with the NSW Government's Net Zero Plan and Australia's broader commitments under the Paris Agreement - reduces emissions - improves indoor air quality - future-proof development The submission notes that the proposed Section 10.8 P2 is unclear as to whether the provision requires that new hot water systems to be electric/solar or seeks to discourage gas systems which would ultimately still be permissible. If it is the intention that some gas hot water systems will still be permissible, it should be clarified under what circumstances this would be acceptable. The submission recommends that the wording is clarified in the final drafting of the DCP. The submission endorses the staged approach of limiting the scope to new developments, recognising initial capital costs remain a challenge for developers whilst providing long-term savings and environmental benefits. The submission acknowledges the potential for future expansion to non-residential developments and alterations or additions, subject to further consultation and feasibility analysis with industry.	Support is noted. The intention of the draft amendment is to discourage the use of fossil-fuel gas appliances from an environmental health, indoor amenity, and cost-saving perspective. Therefore, the intent of the draft provisions under Section 10.8 of the draft DCP amendment is to discourage the installation of gas hot water systems in new residential buildings. It is considered that the proposed wording in the DCP provides sufficient clarity and does not warrant amendment. Council notes that while the initial upfront capital cost of electric appliances may be challenging in the current market, prices are expected to decline over time as technology advances, demand increases, and supply chains mature. Council consulted with gas and electricity providers regarding the draft DCP amendment. Further consultation will occur with stakeholders when consideration is given in future to potential expansion to other types of developments. Council currently delivers a sustainable energy program with information on Council's website that informs the community of the benefits of all-electric homes and businesses and resources to assist in transitioning to all-electric.

Submitter	Submission Summary	Council Officer Response
	It is recognised that as electrification increases demand on the electricity grid, coordination with energy providers, and infrastructure planning will be essential to maintain reliability and avoid unintended consequences. The submission encourages Council to develop educational materials and transition support for developers and residents, such as clear guidance on appliance selection, energy efficiency, and the health benefits of electrification. Providing clarity on how Council's DCP provisions interact with State Environmental Planning Policy (Sustainable Buildings) 2022 will also assist proponents in navigating compliance and avoiding duplication or confusion.	
Urban Taskforce	The submission opposes the draft DCP amendment on the basis that the policy appears rushed, lacks in-depth consideration of its financial impacts, and is impractical to implement. The submission argues that electrification should be a State-based policy, informed by the latest health, planning, and housing affordability thinking, and subjected to appropriate cost-benefit analysis. The policy should be informed by delivery costs, labour needs, impacts on opportunity, consumer sentiment and need, the role of BASIX, alternative uses of gas infrastructure for new and emerging fuel sources, and the	Objection is noted. The draft DCP amendment is informed by reputable studies from health and environmental organisations which clearly demonstrates the adverse impacts of gas on the environment, health and safety of users, and the benefits of electrification in terms of health, cost savings, and emissions reductions. The policy position underpinning the draft DCP amendment is consistent with State and national strategies, such as the NSW Net Zero Plan and the Built Environment Sector Plan and aligns with other councils in Sydney who have adopted similar approaches. Council has considered the roles of the DCP and BASIX, and the proposed

Submitter	Submission Summary	Council Officer Response
	potential impact on an electrical grid. Furthermore, the submission argues that it is the responsibility of the Commonwealth and State Governments, in conjunction with energy generators and distributors, to develop the solutions. The submission raises concerns that the draft DCP amendment represents an ad-hoc approach. Concerns are also raised that a lack of flexibility, such as with energy, incurs costs and restrictions on development, hindering housing supply and restricting economic growth. Overall, the submission recommends that until all the policy matters raised above have been considered and addressed, gas be retained as an available fuel source for housing, retail and hospitality, giving consumers the ability to choose how they live and for developers to service those needs.	policy does not conflict with BASIX requirements. The policy maintains its intended function as part of a local DCP. The draft DCP amendment only applies to new residential dwellings and does not affect other premises, such as retail or hospitality. The staged implementation provides the market with sufficient time to adapt to the new controls. Accordingly, the proposed amendment does not impose additional burdens on the local retail or hospitality sectors and is not expected to negatively affect the local economy. Council consulted with gas and electricity providers regarding the draft DCP amendment. Further consultation will occur with stakeholders when consideration is given in future to potential expansion to other types of developments. Although the initial upfront capital cost of electric appliances may be challenging in the current electric appliance market, prices are expected to decline over time as technology advances, demand increases, and supply chains mature. Furthermore, numerous studies indicate that home electrification can reduce overall household energy expenditure, improving energy efficiency, affordability, and cost of living. Avoiding the installation of new fossil-fuel gas infrastructure in residential developments also prevents the need for costly future

Submitter	Submission Summary	Council Officer Response
		retrofits, which could otherwise place further burdens on the community. Council acknowledges consumer freedom of choice and fuel preference. The LGA retains a substantial number of existing units and apartments with gas connections, and the proposed policy does not affect this existing housing stock. Residents will therefore continue to have the option of gas-connected homes where they currently exist.
Ausgrid	Raises no objections and will not make a submission on the proposal at this time. Instead, they will make comment on specific development application (DA) and/or State Significant Development (SSD) applications.	It is noted that no objections are raised.
Jemena	The submission highlights the importance of the existing gas network in servicing commercial and industrial customers, where for many, electrification remains technically unfeasible, prohibitively expensive or operationally unsuitable, particularly where high heat or uninterrupted energy supply is required. The submission raises concerns that policies that accelerate rapid electrification without regard for economic impact to all users, risk escalating costs for the remaining hard-to-electrify users, such as essential community services, local employment, and vulnerable households. Conversely, maintaining an adaptable gas network allows renewable gases to scale over time and	The draft DCP amendment seeks to discourage gas connections and gas appliances in new residential developments for environmental, health and economic reasons. The intention is to discourage the use of fossil fuel gases, rather than renewable gas. Furthermore, the policy will only apply to new residential developments. Further consultation will occur with stakeholders when future consideration is given to potential expansion to other types of developments.

Submitter	Submission Summary	Council Officer Response
	progressively displace natural gas, aligning local decision-making with NSW's legislated emissions reduction targets while preserving infrastructure and minimising costs for the community.	

Table 2: Matters raised by industry groups and other organisations

OPTIONS

Council has the following options in relation to the draft amendment to the NSDCP 2025:

1. resolve to progress with the making of an amendment to the NSDCP 2025 as exhibited.
2. resolve not to proceed with the making of an amendment to the NSDCP 2025.

These options are addressed in Table 3 below.

Option	Risk/Opportunity	Consultation
1 – Make the amendment	Create additional burden to local power plant/grid during peak hours. Reduces the risk of exposure to air pollutants and results in healthier future indoor amenity. Future-proofing and on-going cost savings to consumers. Lower energy bills. Avoids the need for costly future retrofits. Creates a clear, simple, and unambiguous policy position which can be consistently applied. Enables the relevant industries and stakeholders to adjust to this change gradually, minimising disruptions to the development industry. Progress towards achieving National, State, and Council's environmental targets.	No additional consultation is required. Submitters to be notified of Council's decision.
2 – Not proceed	Impacts on Council's ability to achieve its environmental targets to reduce greenhouse gas emissions. Residents, workers and visitors being exposed to additional air pollutants.	No additional consultation is required. Submitters to be notified of

Option	Risk/Opportunity	Consultation
	Higher energy costs for residents and businesses. May lead to Council falling behind other councils with regards to best practice environmentally sustainable and health planning policies.	Council's decision.

Table 3: Options

Option 1 is recommended because it:

- brings Council in line with Federal and State expectations with regards to sustainability goals.
- brings Council in line with many other councils in Sydney who have implemented similar policies.
- provides a clear, simple, and unambiguous policy position which can be consistently applied.
- captures the residential development sector that is currently experiencing major growth.
- ensures that Council is promoting the desired future direction for environmental sustainability within the LGA.
- minimises the community's exposure to harmful combustion gases and promotes healthy indoor residential amenity.
- provides cost savings for consumers and avoids the need for costly future retrofits.

It is proposed that new gas connections and gas appliances be discouraged in all new residential developments from 1 July 2026.

It is also proposed that future amendments to the DCP be explored to expand the application of this policy to alterations and additions to residential development, and non-residential development, subject to further investigation.

Consultation Requirements

Community engagement has occurred in accordance with Council's *Community Engagement Strategy* and the requirements of the NSW Environmental Planning and Assessment Act 1979 and accompanying Regulation. his report provides the outcomes from the engagement for Council's consideration.

Financial/Resource Implications

There will be minimal financial and resource implications in pursing the proposed draft DCP amendment which can be accommodated within existing budget lines. The proposal will result in an improvement of indoor amenity for all new residential development and contribute to the net reduction of greenhouse gas emissions across the whole Local

Government Area. Furthermore, cost savings are expected for residents and tenants who convert to electrical appliances.

Legislation

Compliance with the relevant provisions of the following legislation have been addressed throughout this report:

- Environmental Planning and Assessment Act 1979 and its accompanying Regulation (2021)
- Local Government Act 1993
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- North Sydney Local Environmental Plan 2013

Submission No.	Date Submitted	Summary of Submission	Council Officer's Response	
1	24/10/2025	Objects to the mandate of electrifying residential developments.	Objection is noted. The draft DCP amendment only applies to new residential developments. Existing buildings that are connected to gas appliances are unaffected by the draft DCP amendment. Residents seeking to continue to use gas appliances can continue to choose from the existing housing stock connected to gas services.	Individual
2	24/10/2025	Objects to the mandate of electrifying residential developments. Believes this matter is the State and Federal Government's responsibility.	Objection is noted. The proposed DCP amendment aligns with the key objectives and actions outlined in the Built Environment Sector Plan published by the Federal Government, which aims to promote and encourage sustainable practices in the built environment and related industries. The Sector Plan also highlights benefits such as reduced energy bills, improved energy efficiency, and lower emissions.	Individual

			At the State level, the NSW Net Zero Plan and the NSW Productivity and Equality Commission's report (March 2025) advocate for local action, including amending Development Control Plans (DCPs) to limit and phase out gas connections, emphasising both financial and health benefits In light of the above, Council can apply local planning controls through its DCP, not only reflecting Council's values but also ensuring the local controls are aligned with Federal and State climate objectives and goals.	

3	25/10/2025	Objects to the mandate of electrifying residential developments and believes in personal choice.	Objection is noted. The draft DCP amendment only applies to new residential developments. Existing buildings that are connected to gas appliances are unaffected by the draft DCP amendments. Residents seeking to continue to use gas appliances can continue to choose from the existing housing stock connected to gas services.	Individual
4	30/11/2025	Objects to the mandate of electrifying residential developments and believes in personal choice.	Objection is noted. The draft DCP amendment only applies to new residential developments. Existing buildings that are connected to gas appliances are unaffected by the draft DCP amendment. Residents seeking to continue to use gas appliances can continue to choose	Individual

			from the existing housing stock connected to gas services.	
5	30/11/2025	Supports the banning of new gas appliances due to climate change and believes appliances that use gas should be phased out where alternatives are available.	Support is noted	Individual

6	31/10/2025	Objects to the mandate of electrifying residential developments and believes in personal choice. Believes that electrifying residential developments will increase the cost of electricity bills, building and renovations. Questions whether Council will offer rebates to residents who have already installed rooftop solar panels or heat pumps.	Objection is noted. The draft DCP amendment is informed by reputable studies from health and environmental organisations which clearly demonstrate the adverse impacts of gas on the environment, health and safety of users, and the benefits of electrification in terms of health, cost savings, and emissions reductions. Restricting gas infrastructure in new developments could also avoid costly retrofits in the future. In light of the above, the draft DCP amendment would not likely significantly create an additional financial burden on the local community. Council's Sustainability Rebate program is funded by Council's Environmental Levy and is undertaken in accordance with the Sustainability Rebates Guidelines. The draft DCP amendment does not change the process or eligibility of the rebate program.	Individual

7	4/11/2025	Objects to the mandate of electrifying residential developments and believes in personal choice. Council should look at programs to transition Council assets to renewable sources instead. Questions whether Council has considered the impact on the local grid and it causing network outages.	Objection is noted. The proposed policy change is in alignment with Council's Delivery Program 2025-2029, which includes reviewing and implementing new planning controls in the DCP to support the transition away from fossil fuels, including a requirement for electric vehicle charging infrastructure; investigating the feasibility of divesting from organisations associated with fossil fuels; completing a feasibility report for transitioning Council's plant to electric by 2035; and replacing the gas boiler at Stanton Library with an electric heat pump and work towards electrification of Council's operations. As the largest electricity distributor on Australia's east coast, Ausgrid was notified of the draft DCP amendment and raised no concerns with electrifying all new residential developments.	Individual

8	4/11/2025	Support due to a reduction in emissions, enabling the net zero target to be achieved, and reducing supply costs in the long run.	Support is noted. Although the draft DCP controls apply only to new residential development, Council remains committed to achieving net zero emissions. This proposal represents an initial step in the long-term transition toward a sustainable future. However, the electrification of non-residential building uses requires more compelling evidence to justify the transition, notwithstanding the emergence of alternative sustainable technologies.	Individual
9	6/11/2025	Objects to the mandate of electrifying residential developments and believes in personal choice. Does not believe electricity is safer than gas as people are electrocuted and burnt. Concerns that more people will be encouraged to burn wood due to energy costs.	Objection is noted. The draft DCP amendment is informed by reputable studies from health and environmental organisations which clearly demonstrates the adverse impacts of gas on the environment, health and safety of users, and the benefits of electrification in terms of health, cost savings, and emissions reductions. The purpose of the draft DCP amendment is to encourage and provide	Individual

			sustainable and healthy building environments for the community.	
10	11/11/2025	Objects to the mandate of electrifying residential developments and believes in personal choice. Concerns with the lack of electricity, especially during peak times.	Objection is noted. The proposed policy only applies to new residential developments. Existing buildings that are connected to gas appliances are unaffected by the draft DCP amendment. Residents seeking to continue to use gas appliances can continue to choose from the existing housing stock connected to gas services. As the largest electricity distributor on Australia's east coast, Ausgrid was notified of the draft DCP amendment and raised no concerns with electrifying all new residential developments.	Individual

11	13/11/2025	The submission supports the draft DCP amendment due to: - Gas appliances are toxic for our health - All-electric buildings are cheaper to build and operate - All-electric homes use less energy than gas and produce fewer greenhouse gas emissions The submission also explains that electrification supports individual rights and freedom to access clean, safe and affordable housing.	Support is noted.	Individual

12	18/12/2025	Raises no objections and will not make a submission on the proposal at this time. Instead, they will make comment on specific development application (DA) and/or State Significant Development (SSD) applications.	It is noted that no objections are raised.	AUSGRID

13	12/11/2025	The submission opposes the draft DCP amendment on the basis that the policy appears rushed, lacks in-depth consideration of its financial impacts, and is impractical to implement. The submission argues that electrification should be a State-based policy, informed by the latest health, planning, and housing affordability thinking, and subjected to appropriate cost-benefit analysis. The policy should be informed by delivery costs, labour needs, impacts on opportunity, consumer sentiment and need, the role of BASIX, alternative uses of gas infrastructure for new and emerging fuel sources, and the potential impact on an electrical grid. Furthermore, the submission argues that it is the responsibility of the Commonwealth and State Governments, in conjunction with energy generators and distributors, to develop the solutions. The submission raises concerns that the draft DCP	Objection is noted. The draft DCP amendment is informed by reputable studies from health and environmental organisations which clearly demonstrates the adverse impacts of gas on the environment, health and safety of users, and the benefits of electrification in terms of health, cost savings, and emissions reductions. The policy position underpinning the draft DCP amendment is consistent with State and national strategies, such as the NSW Net Zero Plan and the Built Environment Sector Plan, and aligns with other councils in Sydney who have adopted similar approaches. Council has considered the roles of the DCP and BASIX, and the proposed policy does not conflict with BASIX requirements. The policy maintains its intended function as part of a local DCP. The draft DCP amendment only applies to new residential dwellings and does not affect other premises, such as retail or hospitality. The staged implementation provides the market with sufficient time to adapt to the	Urban Taskforce

		amendment represents an ad-hoc approach. Concerns are also raised that a lack of flexibility, such as with energy, incurs costs and restrictions on development, hindering housing supply and restricting economic growth. Overall, the submission recommends that until all the policy matters raised above have been considered and addressed, gas be retained as an available fuel source for housing, retail and hospitality, giving consumers the ability to choose how they live and for developers to service those needs.	new controls. Accordingly, the proposed amendment does not impose additional burdens on the local retail or hospitality sectors and is not expected to negatively affect the local economy. Council consulted with gas and electricity providers regarding the draft DCP amendment. Further consultation will occur with stakeholders when consideration is given in future to potential expansion to other types of developments. Although the initial upfront capital cost of electric appliances may be challenging in the current electric appliance market, prices are expected to decline over time as technology advances, demand increases, and supply chains mature. Furthermore, numerous studies indicate that home electrification can reduce overall household energy expenditure, improving energy efficiency, affordability, and cost of living. Avoiding the installation of new fossil-fuel gas infrastructure in residential developments also prevents the need for costly future retrofits, which could otherwise	

			place further burdens on the community. Council acknowledges consumer freedom of choice and fuel preference. The LGA retains a substantial number of existing units and apartments with gas connections, and the proposed policy does not affect this existing housing stock. Residents will therefore continue to have the option of gas-connected homes where they currently exist.	

14	13/11/2025	The submission supports the draft DCP amendment as it: - Aligns with the NSW Government's Net Zero Plan and Australia's broader commitments under the Paris Agreement - Reduces emissions - Improves indoor air quality - Future-proofs development The submission notes that the proposed Section 10.8 P2 is unclear as to whether the provision requires that new hot water systems to be electric/solar or seeks to discourage gas systems which would ultimately still be permissible. If it is the intention that some gas hot water systems will still be permissible, it should be clarified under what circumstances this would be acceptable. The submission recommends that the wording is clarified in the final drafting of the DCP. The submission endorses the staged approach of limiting the scope to new developments, recognising initial capital	Support is noted. The intention of the draft DCP amendment is to discourage the use of fossil-fuel gas appliances from an environmental health, indoor amenity, and cost-saving perspective. Therefore, the intent of the prescribed provisions under Section 10.8 of the draft DCP amendment is to discourage the installation of gas hot water systems in new residential buildings. It is considered that the proposed wording in the DCP provides sufficient clarity and does not warrant amendment. Council notes that while the initial upfront capital cost of electric appliances may be challenging in the current market, prices are expected to decline over time as technology advances, demand increases, and supply chains mature. Council consulted with gas and electricity providers regarding the draft DCP amendment. Further consultation will occur with stakeholders when consideration is given	Property Council

		costs remain a challenge for developers whilst providing long-term savings and environmental benefits. The submission acknowledges the potential for future expansion to non-residential developments and alterations or additions, subject to further consultation and feasibility analysis with industry. It is recognised that as electrification increases demand on the electricity grid, coordination with energy providers and infrastructure planning will be essential to maintain reliability and avoid unintended consequences. The submission encourages Council to develop educational materials and transition support for developers and residents, such as clear guidance on appliance selection, energy efficiency, and the health benefits of electrification. Providing clarity on how Council's DCP provisions interact with State Environmental Planning Policy (Sustainable Buildings) 2022 will also assist proponents in navigating compliance and avoiding duplication or confusion.	in future to potential expansion to other types of developments. Council currently delivers a sustainable energy program with information on Council's website that informs the community of the benefits of all-electric homes and businesses and resources to assist in transitioning to all-electric.	

15	17/11/2025	The submission strongly supports the draft DCP amendment due to: - Gas appliances are toxic for our health - All-electric buildings are cheaper to build and operate - All-electric homes use less energy that gas and produce fewer greenhouse gas emissions The submissions encourages Council to consider the electrification of new commercial developments at a later date.	Support is noted.	350 Australia

16	29/01/2026	The submission highlights the importance of the existing gas network in servicing commercial and industrial customers, where for many of them, electrification remains technically infeasible, prohibitively expensive or operationally unsuitable, particularly where high heat or uninterrupted energy supply is required. The submission raises concerns that policies that accelerate rapid electrification without regard for economic impact to all users, risk escalating costs for the remaining hard-to-electrify users, such as essential community services, local employment, and vulnerable households. Conversely, maintaining an adaptable gas network allows renewable gases to scale over time and progressively displace natural gas, aligning local decision-making with NSW's legislated emissions reduction targets while preserving infrastructure and minimising costs for the community.	The draft DCP amendment seeks to discourage gas connections and gas appliances in new residential developments for environmental, health and economic reasons. The intention is to discourage the use of fossil fuel gases, rather than renewable gas. Furthermore, the policy will only apply to new residential developments. Further consultation will occur with stakeholders when consideration is given in future to potential expansion to other types of developments.	Jemena Gas Network

SECTION 10 ENVIRONMENTAL SUSTAINABILITY

10.1 INTRODUCTION

Residential

Nearly half the energy consumption in buildings is through heating, cooling, ventilation and lighting. By incorporating passive solar design and technologies that reduce energy consumption it is possible to reduce costs to the resident (e.g. lower energy bills) and to the environment (e.g. a reduction in greenhouse gases and use of non-renewable resources), both of which contribute to sustainable development.

Commercial development

The commercial and retail sectors are significant users of electricity and are major contributors to greenhouse emissions in Australia. Improving energy efficiency is one of the most cost effective ways of reducing greenhouse gas emissions. The pursuit of energy efficiency can bring economic, social and environmental benefits. Another reason to encourage energy efficiency is the reduction in maintenance costs and improved leasability and saleability of the building.

Nearly half of energy consumption in buildings is due to heating, cooling, ventilation, office equipment and lighting. Most commercial buildings or premises could reduce their energy consumption by at least 20% by investing in the latest energy efficient equipment. Such investment invariably offers a highly profitable rate of return, resulting in cost-effective energy savings with the positive result of reducing emissions.

The main sources of energy use in commercial buildings include heating and cooling (air-conditioning), lighting and the use of office equipment. A typical energy bill is 25% of a building's total operating costs. By incorporating passive solar design strategies and using building techniques that minimise energy use, it is possible to reduce energy associated costs by up to 60%. The way the occupants operate and maintain a building is crucial to its energy efficiency so just having a smart design does not guarantee an efficient building. Controls in this section of the DCP seek to acknowledge these facts by addressing both building design and maintenance.

10.2 ENERGY EFFICIENCY

Objectives

O1 To ensure that developments minimise their use of non-renewable energy resources.

O2 To ensure that buildings are designed such that the air conditioning plant meets performance requirements, while minimising energy usage.

O3 To encourage the use of energy efficient lighting.

Provisions

P1 Consider the following issues when assessing the energy rating of buildings and whether any of these issues prevent the achievement of the energy ratings:

(a) orientation or shape of the block;

(b) existing overshadowing due to either the surrounding terrain or existing development;

(c) topography, geology or geo-technical constraints preclude energy saving design such as slab-on-ground construction; and

(d) conflict with requirements or guidelines in relation to privacy, area character, building design, bulk and scale or heritage considerations set out in the LEP or the DCP.

P2 Ensure that the development does not reduce the energy efficiency of neighbouring buildings ~~in the vicinity~~.

P3 Improve the control of mechanical space heating and cooling by designing heating/cooling systems to target only those spaces which require heating and cooling, not the whole building.

P4 Where ~~the proposed~~ development involves the installation of or replacement of any of the following:

(a) hotwater systems;

(b) clothes drier;

(c) dishwasher;

(d) fixed air conditioning systems (including reverse cycle systems);

(e) fixed heating systems;

they must have a minimum energy star rating of 4.5 stars.

P5 Improve the efficiency of hot water systems by insulating hot water systems.

P6 Wherever possible ~~solar~~ heat pump hot water systems should be provided.

P7 The use, location and placement of photovoltaic solar panels takes into account the potential permissible building form on adjoining properties.

~~P5~~P1. ~~Lighting for streets, parks and any other public domain spaces provided as part of a development should be energy efficient LED lighting.~~

~~P6~~P8 Car parking areas should be designed and constructed so that electric vehicle charging points can be installed at a later time.

~~P7~~P9 Where appropriate and possible, the development of the public domain should include electric vehicle charging points or the capacity for electric vehicle charging points to be installed at a later time.

~~P8P1. Improve the efficiency of hot water systems by insulating hot water systems.~~

~~P9P1. Wherever possible solar hot water systems should be provided.~~

P10 Incorporate on-site renewable energy sources to supplement energy needs during daily peak energy use.

P11 In considering proposals for renewable energy, consideration should be given to the economic and environmental benefits to the broader community of renewable energy generation while also considering the need to minimise the effects of a proposal on the local community and environment.

P12 Timers and movement sensors should be used to minimise energy consumption, particularly for lighting and mechanical ventilation in public areas.

P13 Energy efficient lighting and technology should be used to reduce energy consumption. ~~Consider the use of solar powered illumination.~~

P14 Use solar powered lighting for external areas.

P15 Lighting for streets, parks and any other public domain spaces provided as part of a development should be energy efficient LED lighting.

~~P14P1The use, location and placement of photovoltaic solar panels take into account the potential permissible building form on adjoining properties.~~

Non-residential development

~~P15~~P16 In multi-floor or multi-tenant or strata-subdivided developments, electricity sub-metering is to be provided for light, air-conditioning and power within each floor and/ or tenancy and/or strata unit. Locations are to be identified on the development plans.

Electricity sub-metering should be provided for significant end uses that will consume more than 10,000 kWh/a.

~~P16~~P17 Reduce reliance on artificial lighting by designing lighting systems to target only those spaces which require lighting at any particular 'off-peak' time, not the whole building.

~~P17~~P18 Locate appliances and equipment that generate waste heat, (such as copiers) in areas separated from the spaces requiring cooling.

10.3 PASSIVE SOLAR DESIGN

Objectives

O1 To ensure that site layout and building orientation allows for maximum solar access , especially to living areas of dwellings, and are adapted to local climatic conditions and prevailing site characteristics.

Provisions

P1 To achieve maximum solar access orient the building within 20° west of north to 30° east of north.

P2 Adapt site layout and building orientation to local climatic conditions and prevailing site characteristics, such as existing overshadowing, planting and slope.

P3 Orient the long axis or length of the building to the northerly aspect.

P4 East and west facing glazing on building elevations should be minimised and incorporate shading in summer.

P5 Provide shading devices on north facing walls to completely shade glazing from October to late February. To calculate the extent of shading device, draw a section and extend a line from the base of the window at 70°. The outer edge of the eaves or shading device should reach this line.

P6 Optimise natural light access to reduce the amount of energy used to run artificial lighting (limiting the internal depth of the building allows efficient use of natural light).

P7 If landscaping is proposed as part of the development, a documented landscape design concept demonstrates how the landscaping contributes to energy efficiency by providing substantial shade in summer, especially to west facing windows and open car parking areas, and enabling winter sunlight to penetrate outdoor and indoor living and working areas.

P8 Buildings are designed, wherever possible, to include a north facing roof where ~~a~~ solar panels ~~hot water system or collector~~ can be installed.

Residential

P9 Locate the main daytime living areas (e.g. family, dining and meal rooms) on the northern side of dwellings.

P10 Ensure windows of living areas that face north will receive at least three hours of sunlight between 9am and 3pm over a portion of their surface during the winter solstice.

P11 Where main living areas are oriented northwards, aim to achieve a glazed area of 30% of the dwelling's floor area in this direction.

P12 Provide adjustable awnings, shutters and external louvres on east and west facing windows.

P13 Consideration should be given to using north facing pergolas to shade walls and windows (deciduous vines can be trained over the pergola to provide effective cooling in warm weather).

P14 Where a north facing pergola contains fixed louvres, space and orient the louvres so that a line between the top of one blade and the bottom of the next makes an angle of 70°.

P15 Angle louvres to correspond to the lowest altitude angle the sun reaches at noon in winter (31° in Sydney).

P16 South facing glazing should be kept to a minimum to reduce winter heat losses.

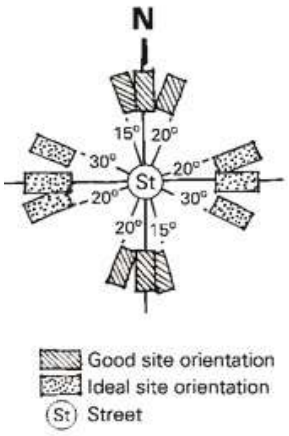

Figure B-10.1:
Good passive solar performance can be achieved at minimal cost if the development is appropriately oriented.

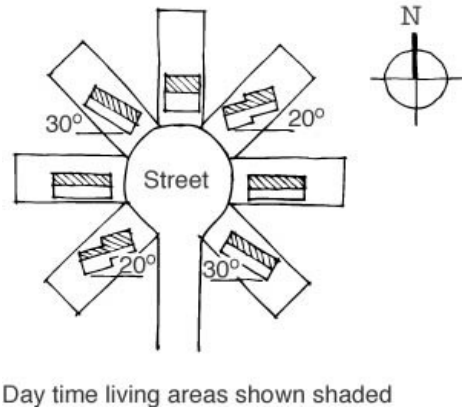

Figure B-10.2:
Where possible, orient the development such that daytime living areas and outdoor spaces are north-facing.

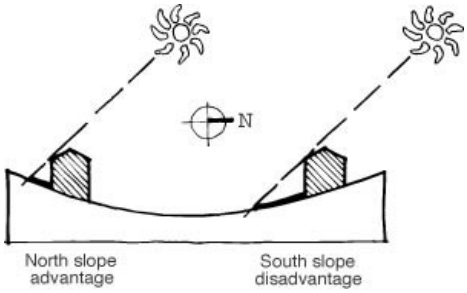

Figure B-10.3:
A north facing slope increases the potential for access to northern sun and is ideal for higher housing densities. A south facing slope increases the potential for overshadowing

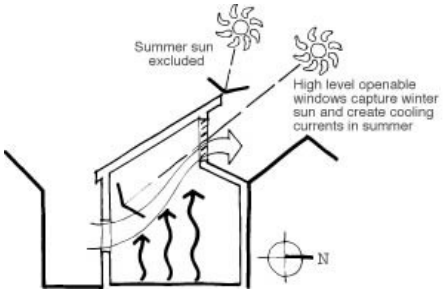

Figure B-10.4:
Poor orientation can exclude winter sun, and cause overheating in summer by allowing low angle east or west sun to strike glass surfaces

10.4 THERMAL MASS AND INSULATION

Thermal mass is the ability of a material to absorb heat energy. Materials like concrete, bricks and tiles are deemed to have a high thermal mass, as they require a lot of heat energy to change their temperature. Lightweight materials such as timber have low thermal mass. More thermal mass results in more even range in inside air temperature. Appropriate use of thermal mass throughout your home can make a big difference to comfort and heating and cooling bills.

Thermal mass is not a substitute for insulation. Thermal mass stores and re-radiates heat whereas insulation stops heat flowing into or out of the building. A high thermal mass material is not generally a good thermal insulator.

Insulation acts as a barrier to heat flow and is essential to keep your home warm in winter and cool in summer. A well insulated and well designed home will provide year-round comfort, cutting cooling and heating bills by up to half. This, in turn, will reduce greenhouse gas emissions.

Objectives

O1 To achieve more even, year-round average temperature, making the dwelling more comfortable to live in and resulting in less demand for artificial heating or cooling.

Provisions

P1 To maximise natural heating, provide flooring that will absorb heat from the winter sun (i.e. A concrete slab floor on the ground offers the best thermal massing properties, whilst timber floors have minimal performance in terms of thermal mass. Dark coloured tiles laid over a concrete slab is the most desirable covering in terms of maximising the performance of thermal mass in a dwelling).

P2 To maximise natural cooling, protect thermal mass from summer sun with shading and insulation. Allow cool night breezes and air currents to pass over the thermal mass, drawing out all the stored energy.

P3 Incorporate masonry walls and insulated walls and ceilings to contribute to the effectiveness of thermal mass.

P4 Thermal insulation is used in the roof, walls and floor.

P5 Ceiling/roof insulation must have at least an R3.0 rating or equivalent and wall insulation must have at least an R1.5 or equivalent rating. Insulation of cavity brick walls is not required. These ratings are based on AS 2627: Part 1-1993.

P6 Use bulk or reflective insulation, or a combination of both, to achieve the required insulation value.

P7 Heat loss/gain is minimised though the use of awnings, shutters or high performance glazing (e.g. double glazing).

10.5 NATURAL VENTILATION

Ventilation is essential for good health and prevention of condensation. However, the lack of natural ventilation can cause discomfort for occupants and waste energy if artificial ventilation is installed.

Objectives

O1 To ensure that dwellings are designed to provide all habitable rooms with direct access to fresh air and to assist in promoting thermal comfort for occupants.

O2 To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.

O3 To ensure that workers in commercial development are provided with direct access to fresh air and to assist in promoting thermal comfort for occupants.

Provisions

P1 Locate windows and openings in line with each other on opposing walls and with prevailing breezes.

P2 Provide ceiling fans for use in summer (fans produce a cooling air movement that is preferable to letting in the hot daytime air).

10.6 COLOURS AND MATERIALS

Colours and materials can be used to absorb or reflect heat from the sun. Dark colours tend to absorb the sun's rays whereas light colours are more reflective. There is little advantage in using dark external colours to absorb heat in winter. However, the use of lighter colours, particularly on the roof area and on east and west facing walls, are particularly advantageous during summer to reflect the sun's heat. Glare effects and streetscape issues need to be considered when choosing external colours.

Objectives

O1 To maximise the energy efficiency of buildings.

O2 To encourage the use of materials which have a low environmental impact during their life cycle.

O3 To encourage the use of toxin free material to minimise the health impact of materials used indoors.

Provisions

P1 Buildings should use lighter coloured materials and finishes on main external parts of the building.

P2 Products with the least life cycle impact should be favoured.

P3 The use of the following types of building materials are to be maximised wherever possible:

(a) materials which are sourced from renewable and abundant resources;

(b) materials which are durable;

(c) locally manufactured and produced materials;

(d) materials with a low embodied energy content;

(e) salvaged and/or recycled materials;

(f) timber obtained from certified sustainable sources;

(g) materials with a high recycled content (>50%);

(h) low volatile organic compound (VOC) emitting materials;

(i) mechanical fixings instead of adhesives and glues, wherever possible;

(j) when using Medium Density Fibreboard, ensure that it has a low formaldehyde content;

(k) toxin-free floor finishes.

P4 Avoid the use of the following:

(a) copper, chrome, cadmium, lead, mercury, cyanide, and formaldehyde;

(b) materials, sealants and adhesives containing PVC;

(c) wood treated with CCA;

(d) solvents.

P5 Use physical termite barriers (made of granite or stainless steel) instead of chemicals where possible.

10.7 ALL ELECTRIC DEVELOPMENTS

Objectives

O1 To improve indoor air quality and promote personal health by reducing the risk of exposure to harmful airborne byproducts from the combustion of gas.

O2 Minimise the need for costly future installations and retrofits, and to reduce operational costs by avoiding ongoing gas connection standing charges.

Provisions

P1 All development involving the erection of new residential accommodation (including the replacement of an existing dwelling) must only use electricity for all daily and operational needs (including cooking, space heating and water heating appliances). Compliance with this provision must be demonstrated on the development application plans.

P2 Where a development involves only alterations and additions to an existing dwelling, consideration is to be given to the replacement of existing gas fuelled appliances with electric only appliances.

~~10.7~~10.8 HOT WATER SYSTEMS IN RESIDENTIAL ACCOMMODATION

Objectives

O1 To ensure the most efficient water heating methods are used to assist in the reduction of greenhouse gas emissions and use of non-renewable resources.

Provisions

P1 Gas hot water systems are not permitted in developments involving the erection of a new dwelling with electricity and heat pump hot water systems preferred.

~~P1~~P2 Where a ~~N~~new hot water system~~s~~ is proposed to be installed in an existing dwelling~~s, must not solely~~it should rely on solar and/or electrical mains power only to heat the water (n.b. ~~sole electrical~~the use of gas hot water systems are not encouraged~~permitted in new dwellings~~).

~~P2~~P3 ~~Install solar powered~~Where heat pump hot water heaters are to be installed they should only be ~~on any residential development. Solar powered water heaters may be either gas or~~ electrically boosted~~, but boosting should be limited to a maximum of 50% of total heating requirement with the remainder of heating requirements achieved through solar gain~~.

~~P3 Where it can be demonstrated that insufficient solar access is available for a solar powered system install a heat pump or natural gas system.~~

P4 Locate solar cells, heat pumps or any associated structures so as to as avoid impact on the aesthetics of a building, the streetscape, or heritage significance of a building or conservation area.

P5 Centralise solar or heat pump hot water systems in larger scale residential flat buildings or attached dwelling developments, to achieve economies of scale.

P6 Where it can be demonstrated that the installation of a low greenhouse gas emission water heating system would require additional expenditure which is not cost-effective over a five year period other systems may be considered.

~~10.8~~10.9 ADAPTIVE REUSE OF BUILDINGS

Objectives

O1 To encourage the adaption and reuse of buildings.

Provisions

P1 Where feasible, existing buildings are to be reused in preference to demolition.

P2 Buildings should be designed to encourage adaptable office floorspace to accommodate changing occupier requirements.

~~10.9~~10.10 GREEN ROOFS

A green roof can comprise a roof system that is designed to promote the growth of various forms of vegetation, renewable energy production and/or water collection technology on the tops of buildings. Although a green roof is only one element of a building, it is extremely important when considering the long term sustainability of buildings and their impacts on the environment.

Green roofs can not only assist in minimising impacts on the environment but can also help to reduce a building's running costs.

Applicants are requested to consult the *North Sydney Council Green Roof and Wall Resource Manual* for technical guidance on the design, construction and maintenance of green roofs.

Objectives

O1 To provide accessible roof space providing increased amenity for the occupants and visitors of the building.

O2 To improve the aesthetics and amenity of the urban environment (this particularly relates to the appearance of the roof when viewed from surrounding buildings).

O3 To provide space to accommodate renewable energy production.

O4 To improve stormwater management by controlling both the quality and flow of stormwater.

O5 To increase biodiversity by the use of plant material, and in particular to promote food production where appropriate.

O6 To protect the building structure by increasing its thermal protection which will also help to reduce internal heating and cooling requirements.

Provisions

P1 Development applications for all new buildings or alterations and additions to an existing building that involves the creation of new roof spaces must submit a roof plan demonstrating how the new available roof space[1] contributes to the achievement of at least three of the above objectives.

P2 In satisfying provision P1 above, the roof plan must illustrate those parts of the available roof space to be used as a green roof immediately after construction of the proposed works and/or areas capable of being retrofitted for a green roof at a later date. Applicants are encouraged to accommodate green roofs immediately after construction.

~~10.10~~10.11 WIND TURBINES

Objectives

O1 To manage the impacts of wind turbines.

Provisions

P1 Wind turbines are:

[1] *"Available roof space" excludes plant rooms, lift overruns and other equipment such as building maintenance units. Available roof space includes the roof tops of any podiums.*

(a) not to involve the removal or pruning of a tree or other vegetation that requires a permit or development consent for removal or pruning, unless that removal or pruning is undertaken in accordance with a permit or development consent;

(b) to be clear from power lines in accordance with the requirements of the relevant electricity authority;

(c) not to affect the structural integrity of the building;

(d) should not detract from the significance of a heritage item or a heritage conservation area;

(e) not to be located along a bat or bird flyway; and

(f) to be installed in accordance with manufacturer's specifications.

P2 Wind turbines are not to cause the following LAeq levels to be exceeded in any nearby residential development (with windows closed):

(a) in any bedroom in the building—35 dB(A) at any time between 10pm and 7am; and

(b) anywhere else in the building (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.

~~10.11~~10.12 SUSTAINABILITY REPORTING

~~10.11.1~~10.12.1 Residential Accommodation

Objectives

O1 To ensure that development for residential accommodation minimises their use of non-renewable energy resources.

Provisions

P1 A BASIX Certificate is required to be submitted with all developments incorporating residential development types nominated under *SEPP (Sustainable Buildings) 2022*.

Note: *BASIX assessments and certificates can be obtained on-line via the NSW Planning Portal at* www.planningportal.nsw.gov.au

~~10.11.2~~10.12.2 Non-Residential Development

The commercial and retail sectors are significant users of electricity and are major contributors to greenhouse emissions in Australia. Improving energy efficiency is one of the most cost effective ways of reducing greenhouse gas emissions. The pursuit of energy efficiency can bring economic, social and environmental benefits. Another reason to encourage energy efficiency is the reduction in maintenance costs and improved leasability and saleability of the building.

Reducing waste has environmental, social and economic benefits. There are many opportunities in the development process to reduce the amount of waste and to maximise the amount of material that is recycled and reused, rather than going to landfill.

The amount of stormwater runoff in an area relates directly to intensity of development in that area. The more impervious to stormwater an urban area is, the larger the runoff quantities are and thereafter the impact on the environment.

National Australian Built Environment Rating Scheme (NABERS)

North Sydney Council encourages developers to obtain a NABERS rating for commercial and commercial components of buildings. The rating assesses a building's performance in terms of its Greenhouse gas emissions during its operation.

The Rating Scheme, which is managed by the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), allows owners and occupiers of commercial and

commercial components of buildings to benchmark the greenhouse performance of their premises on scale of one to five. One represents the most polluting and five, the least polluting, with three representing best market practice. New commercial buildings, refurbishments, tenancies and fitouts will have to demonstrate compliance with this DCP by signing DCCEEW's NABERS – Energy Commitment Agreement and achieving a minimum 4.5 star rating for the base building, whole building for tenancies (as appropriate).

Green Star

North Sydney Council encourages developers to obtain a Green Star rating for developments involving the provision of substantial commercial floor space. The Green Star rating system, which is managed by the Green Building Council of Australia, is a comprehensive, national, voluntary environmental rating system that evaluates the environmental design and construction of buildings. Approximately, 11 per cent of Australia's CBD[2] commercial office buildings are Green Star certified, reinforcing that building "green" is now a business imperative.

The following Green Star Certified Ratings are available:

- **4 Star Green Star Certified Rating** (score 45-59) signifies 'Best Practice' in environmentally sustainable design and/or construction
- **5 Star Green Star Certified Rating** (score 60-74) signifies 'Australian Excellence' in environmentally sustainable design and/or construction
- **6 Star Green Star Certified Rating** (score 75-100) signifies 'World Leadership' in environmentally sustainable design and/or construction

Although Green Star certification requires a formal process, any project can freely download and use the Green Star tools as guides to track and improve their environmental attributes. Refer to *www.gbca.org.au*.

Objectives

O1 To ensure that developments minimise their use of non-renewable energy resources.

Provisions

P1 Applications are to demonstrate compliance with the requirements for non-residential development types nominated under *SEPP (Sustainable Buildings) 2022*. Where there is an inconsistency between the targets set under *SEPP (Sustainable Buildings) 2022* and this DCP, those under the SEPP will prevail.

P2 Development must comply with the submission requirements and performance targets set out in Table B-10.1 in order to demonstrate the proposed development will achieve an efficient use of resources.

TABLE B-10.1 Non-residential thresholds, submission requirements and performance targets

Threshold/size	Submission requirement	Performance target
Alterations affecting less than half the original building or tenancy (measured over the roof and the outer walls)	An *Efficient Use of Resources Commitment Table* (to be completed by the applicant).	Compliance with / consideration of (as relevant) DCP provisions within this section of the DCP.

[2] *Figures obtained from the Green Building Council of Australia, circa October 2010.*

TABLE B-10.1 Non-residential thresholds, submission requirements and performance targets		
Threshold/size	**Submission requirement**	**Performance target**
Alterations affecting more than half the original building or tenancy (measured over the roof and the outer walls)	The development must comply with the relevant submission requirements as if it were a new development.	The development must comply with the relevant performance targets as if it were a new development.
Less than 2000m² GFA	*An Efficient Use of Resources Commitment Table* (to be completed by the applicant).	Compliance with / consideration of (as relevant) DCP provisions within this section of the DCP.
2000m²-5000m² GFA	*An Efficient Use of Resources Commitment Table* (to be completed by the applicant); AND	Compliance with / consideration of (as relevant) DCP provisions within this section of the DCP.
	A NABERS Energy Commitment Agreement and associated documentation (see s.10.12.2 (P2) below); OR If a NABERS Energy rating tool is not available for the particular type of non-residential development proposed, an Energy Efficiency Report from a suitably qualified consultant that sets out proposed energy efficiency measures; AND	The Commitment Agreement must be for a 4.5 star NABERS rating for the base building, whole building, or tenancies as appropriate; OR If an Energy Efficiency Report is required it must demonstrate that a high level of energy efficiency will be achieved.
	A WSUD report from a suitably qualified consultant.	Compliance with / consideration of (as relevant) DCP provisions within this section of the DCP, particularly regarding on-site detention, discharge rates and quality of discharge; and demonstration that WSUD has been incorporated to the maximum extent practicable.
>5000m² GFA	A NABERS Energy Commitment Agreement and associated documentation (see s.2.6.1(P3) below); OR If a NABERS Energy rating tool is not available for the particular type of non-residential development proposed, an Energy Efficiency Report from a suitably qualified consultant that sets out proposed energy efficiency measures; AND	The Commitment Agreement must be for a 4.5 star NABERS rating for the base building, whole building, or tenancies as appropriate; OR If an Energy Efficiency Report is required it must demonstrate that a high level of energy efficiency will be achieved.
	A WSUD report from a suitably qualified consultant; AND	Compliance with / consideration of (as relevant) DCP provisions within this section of the DCP, particularly regarding on-site detention, discharge rates and quality of discharge; and demonstration that WSUD has been incorporated to the maximum extent practicable.
	Evidence that the building design has been awarded a Green Star rating; OR	The base building, or the whole building where there is to be one tenant to

TABLE B-10.1 Non-residential thresholds, submission requirements and performance targets		
Threshold/size	**Submission requirement**	**Performance target**
	If evidence of a Green Star rating being awarded is not available at DA stage or if a Green Star rating tool is not available for the particular type of non-residential development proposed, a Sustainability Report including an *Efficient Use of Resources Commitment Table* (to be completed by suitably qualified consultants) must be submitted.	occupy the whole building, must achieve a 5 star Green Star rating; OR If a Sustainability Report which includes an *Efficient Use of Resources Commitment Table* is required it must demonstrate compliance with / consideration of (as relevant) DCP provisions within this section of the DCP and demonstrate that the development will achieve a very high degree of environmental sustainability.

P3 Buildings, or the non-residential components of mixed use buildings, that have a gross floor area 2000m^2 or greater and less than 5000m^2 must be capable of achieving a minimum 4.5 star rating under DCCEEW's NABERS Energy. In this regard, the following information is required to be lodged with the relevant certifying authority (Council or an accredited certifier) prior to the issue of a Construction Certificate:

(a) Evidence that a Commitment Agreement has been entered into with DCCEEW, to deliver this Star rating for the base building (i.e. services traditionally supplied as 'common' to tenants, such as air conditioning, lifts and common area lighting) or for the whole building where the applicant is to occupy the entire building.

(b) An independent energy assessment report that follows the guidelines in DCCEEW's *NABERS Energy and Water for Offices Rules for collecting and using data*. This document can be obtained from *www.nabers.gov.au/*;

(c) A computer building simulation in accordance with DCCEEW's *NABERS Energy Guide to Building Energy Estimation*. This document can be obtained from *www.nabers.gov.au/*. The computer building simulation is required to demonstrate to the satisfaction of Council, or the private certifier if Council is not the certifying authority, that the building can reasonably be expected to achieve the proposed rating under realistic operating conditions.

P4 Developments involving the provision of 5,000m^2 or more of non-residential floor space must demonstrate that the development can achieve a minimum 5 star rating under the Green Building Council of Australia's Green Star – Office rating tool. The rating tool can be obtained from the Green Building Council of Australia's website - *www.gbca.org.au*.

P5 Where alterations affect more than half the total volume of the original building (measured over the roof and the external walls), achieve the targets in this subsection for the whole of the building.