

**5.4 GREENTRACK INCENTIVES FOR ENVIRONMENTALLY SUSTAINABLE DESIGNED DEVELOPMENTS**

- Attachments:
1. Amended Fees and Charges 2023/2024 (pages 15-16)
  2. RapidLCA City of Vincent Case Study

**RECOMMENDATION:****That Council:**

1. **APPROVES BY ABSOLUTE MAJORITY**, in accordance with Section 6.16 of the *Local Government Act 1995*, to adopt the following amendment to the Schedule of Fees and Charges 2022/2023 and as shown in red text in Attachment 1:
  - 1.1 To reduce development application fees for Single House and Grouped Dwelling proposals, including alterations and additions, that submit a Lifecycle Assessment Report in accordance with Local Housing Objectives of Policy No. 7.1.1 – Built Form. The development application fee shall be reduced by the cost incurred by the proponent to obtain the Life Cycle Assessment Report, capped at a maximum reduction of \$200.00 per development application;
2. **SUPPORTS** Administration to implement a trial pre-lodgement consultation service until the end of the 2023/24 financial year for homeowners, developers and designers to receive advice from a member of the City's Design Review Panel on how they can improve energy efficiency in their design; and
3. **SUPPORTS** Administration to implement a Priority Assessment Process where Single House and Grouped Dwelling proposals submit an eligible Lifecycle Assessment Report in accordance with Local Housing Objectives of Policy No. 7.1.1 – Built Form.

**PURPOSE OF REPORT:**

To seek authorisation for Administration to implement planning incentives that promote and encourage Environmentally Sustainable Designed (ESD) single house and grouped dwelling developments. This includes obtaining Council's approval of an amendment to the Fees and Charges 2023/2024 relating to development applications, as detailed in **Attachment 1**.

**BACKGROUND:**

The City recognises the benefits of well-designed, green and energy efficient buildings, which includes positive impacts to the environment, economy and the health and well-being of the community.

To continue encouraging the design of greener and more energy efficient buildings across Vincent, Administration seeks to introduce planning initiatives to encourage ESD developments, aligning with the City's Strategic Community Plan 2022-2032 vision of supporting quality design and sustainable urban built form.

A summarised history of the City's current approach to implementing improved sustainable outcomes for private developments is provided below followed by proposed initiatives to continue incentivising sustainable design outcomes within the City.

### Sustainable Environment Strategy 2019-2024

The Sustainable Environment Strategy 2019-2024 (SES) is the City's roadmap for delivering a sustainable natural and built environment for our community.

Key targets of the SES to reduce community impact on the environment include:

- Household electricity use reduced by 10 percent and solar installed on 15 percent of all dwellings by 2024.
- Ownership of zero emission vehicles increased by 15 times to 1 percent.
- Groundwater use to be reduced by 5 percent by 2024 and 9 percent by 2029. Scheme water use to be reduced by 7 percent by 2024.

Regarding private-led developments in the City, by 2024 the SES seeks to achieve the following outcomes:

- New developments are required to demonstrate best practice in reducing greenhouse gas emissions from energy use.
- New developments support the adoption of zero emission vehicles.
- Water sensitive urban design is implemented on both public and private land.
- New developments are required to demonstrate best practice in reducing waste associated with the construction and maintenance of buildings.
- Loss of urban vegetation and tree canopy is reduced and the planting of additional trees and shrubs is increased.

### Planning Policy No. 7.1.1 – Built Form

#### *Background and History*

In-line with the SES, the City has advocated for higher ESD building standards for new builds and retrofits to both State and Federal Governments. This is because there is an absence of a State Government led, consistent approach to providing ESD standards in planning frameworks relevant to single house, grouped dwelling and commercial developments in Western Australia.

The Residential Design Codes (R Codes) have been the primary planning instrument for control for residential development in Western Australia for several decades. The R Codes Volume 2 relevant to Apartment developments do provide standards relating to energy efficiency but do not require any form of lifecycle assessment. The R Codes Volume 1 relevant to low-medium density development does not currently provide ESD related standards.

The National Construction Code (NCC) is a set of minimum requirements for the construction of buildings in Australia. Energy efficiency related requirements in the NCC set the lowest quality to which a building can be legally built. Changes to the NCC to implement higher energy ratings for residential developments were delayed in Western Australia until May 2025 and currently sit lower than most other states and territories.

The City has sought to individually implement planning controls to encourage ESD and to ensure significantly better environmental performance for new developments beyond the NCC requirements.

The City's Policy No. 7.1.1 – Built Form (Built Form Policy) was adopted by Council in December 2016 and introduced new standards that promote sustainable building design in Vincent.

The standards initially applied to commercial, multiple dwelling and mixed-use developments to demonstrate superior environmental performance by obtaining a sustainability rating in accordance with the Green Building Council of Australia's Green Star rating system, life cycle assessment methodologies or equivalent.

The success of initial standards prompted the City to amend the Built Form Policy on 16 June 2020, to extend ESD performance standards to single and grouped dwellings, effectively capturing all development in the City that requires development approval.

ESD standards within the Built Form Policy are provided in the form of local housing objectives and aim to improve the health and comfort of buildings for occupants whilst at the same time reducing negative impacts on the environment.

Development proposals are to demonstrate they can achieve the following performance standards (or an acceptable equivalent approved by the City):

- 5-star Green Star rating through Green Building Council of Australia's Green Star rating system; or
- A Target Setting Report using Life Cycle Assessment (LCA) methodology that demonstrates:
  - For residential developments: 50 percent reduction in global warming potential and 50 percent reduction in net fresh water use when compared against the Perth statistical average for residences.
  - For commercial offices: 30 percent reduction in global warming potential and 25 percent reduction in net fresh water use when compared against the Perth statistical average offices.
  - All other building types: 30 percent reduction in global warming potential and 25 percent reduction in net fresh water use when compared against code-compliant designs.

#### *Implementation & Challenges of ESD Standards*

Over the last three financial years (from July 2020 and June 2023) the City determined a total of 229 single house and grouped dwelling development applications, of which a LCA was submitted with 78 of these proposals. This equates to 34 percent of all single house and grouped dwelling applications for this duration responding to the Built Form Policy standards.

The City has sought to increase the uptake in applicants responding to ESD local housing objectives of the Built Form Policy through ongoing education and awareness, masterclasses with industry experts, pre-lodgement engagement, information sheets and interactive videos.

While the City has seen a positive responsive to the Built Form Policy ESD local housing objectives, further uptake is largely restricted as the ESD standards have not been approved by the WAPC and in the assessment of development applications are given regard only. This means they do not have the same weight as other policy provisions and the City is not able to hold up the lodgement of applications if LCA's are not submitted nor to mandate that ESD initiatives identified in a submitted LCA are to be delivered via a condition of development approval.

#### New Recommended Planning Incentives

The City has made positive progress in recent years but investing in high-performing new homes or renovations can remain a low priority for many stakeholders, and the current planning framework is given regard only and cannot require the submission of an LCA.

To help builders, developers and owners overcome barriers such as real or perceived high upfront costs and uncertainty of planning processes, the provision of planning, advisory and financial incentives are mechanisms that could assist in increasing the applicant uptake and response to ESD for their development proposals.

The following planning incentives to encourage environmentally sustainable designed developments include:

1. Free ESD Advisory Service provided by the City at pre-lodgement stage of the DA process;
2. Financial incentive of discounting development application fees; and
3. Priority assessment of development applications submitted with LCA.

A summary of these incentives are provided below.

#### **DETAILS:**

##### **1. Free ESD Advisory Service**

This initiative would include the introduction of a free 1-hour consultation service with a member from the City's Design Review Panel (DRP) with ESD expertise.

The purpose of this session would be for independent advice to be provided to homeowners, home designers, builders, and industry professionals on how they can renovate, build and operate healthier, more efficient homes.

ESD is most cost effective to achieve when its principles are applied from the very beginning of a project. The advisory service would seek to drive awareness and behaviour change regarding sustainable housing by providing information and support to home builders and renovators to increase the environmental performance of their proposal during the concept design stage.

This would allow proponents to apply the advice offered at a stage where the design is flexible enough to incorporate change without impacting on time and cost constraints.

The Design Review Panel consists of independent experts with skills and qualifications in Architecture, Urban Design, Landscape Architecture, Heritage Conservation and Sustainable Design. The City recently sought additional Sustainable Design expertise through an Expression of Interest advertised in September 2023 to provide additional support on ESD and which could support this initiative.

## **2. Financial Incentive of Discounting Development Application fees**

To encourage an uptake in proposals submitted that have incorporated ESD initiatives, the City would provide a financial incentive of reducing development application fees to offset costs applicants pay to obtain LCAs or equivalent.

The cost of LCA studies depend on the complexity of the project and many LCA assessors do not currently service small scale residential projects and can range anywhere from \$60 to more than \$2000.

Proponents have provided feedback to the City that it can be a timely and difficult task to find LCA assessors that can assess their proposal at an affordable price. This is likely given there is currently no state planning framework relevant to LCA for single house and grouped dwelling products, resulting in limited consultants who provide LCA services for low-medium density developments.

The City of Vincent worked closely with local company Cerclos to develop an affordable and user friendly 'RapidLCA'. This is a mobile app that streamlines the sustainability assessment of lower density residential buildings and comes at an approximate cost of \$60.00 per assessment. A summary of this case study is provided in **Attachment 2**.

The mobile app delivers a LCA at an affordable price while meeting ESD local housing objectives of the City's Built Form Policy. Due to the City's involvement in the development of this app, the ease of using the product and affordability, it is a tool recommended for proponents to use when seeking a LCA for their single house and grouped dwelling proposals. Similar tools are being developed and provided to the market due to increasing demand and appetite for proponents seeking LCA assessments.

To further incentivise proponent's factoring ESD principles into their proposals as early as possible through undertaking a LCA at the planning stage of a proposal, it is proposed for the City to waive the cost incurred to the applicant to obtain their LCA at a cap of \$200.00 per development application.

The applicant would be required to submit a LCA at the time of lodgement of their single house or grouped dwelling proposal that has been prepared in accordance with Built Form Policy local housing objectives. They would also need to provide receipt from the LCA provider to which the fee incurred would be taken off the applicable DA fee relevant to that application. For example, if an applicant incurred a \$75.00 fee for their LCA, the City would reduce their applicable development application fee by \$75.00.

The development application fee reduction requires an amendment to the City's Fees and Charges 2023/2024 Schedule, as shown in red text in **Attachment 1**.

## **3. Priority Assessment of Development Applications submitted with LCA**

As highlighted above, the City is unable to mandate the City's Built Form Policy ESD standards single house and grouped dwelling proposals as they are not approved by the WAPC.

This incentive would seek to incentivise the consideration of ESD principles within low to medium scale developments.

The introduction of a priority assessment stream would provide expedited or prioritised review and approval of proposals that meet the City's Built Form Policy ESD standards. The stream would mean proposals submitted with LCA's would effectively 'skip the queue' and be expedited over other applications in the City's system.

It is recommended the priority assessment stream would apply to all single house and grouped dwelling development applications, including for alterations and additions, that are submitted with a LCA prepared in accordance with the Built Form Policy ESD local housing objectives.

#### **CONSULTATION/ADVERTISING:**

##### *Consultation for ESD Initiatives*

The City has undertaken a range of community and industry education initiatives in recent years. Creating awareness and demand for environmental performance should reduce resistance to include ESD initiatives into their design.

Should Council implement the incentives referred to in this report, the City would be promoting these to homeowners, builders, developers and other industry professionals through website content, information sheets and social media to encourage developers to uptake.

##### *Amendment to Fees and Charges 2023/2024*

Public notice of the amendment to fees and charges are required to be made in accordance with Section 6.19 of the *Local Government Act 1995*.

#### **LEGAL/POLICY:**

- *Local Government Act 1995;*
- *Planning and Development Act 2005; and*
- *Planning and Development Regulations 2009.*

#### **RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to support the planning initiatives for environmentally sustainable designed developments.

#### **STRATEGIC IMPLICATIONS:**

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

##### Enhanced Environment

*We have minimised our impact on the environment.  
We have improved resource efficiency and waste management.  
Our urban forest/canopy is maintained and increased.*

##### Sensitive Design

*Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.*

##### Innovative and Accountable

*We deliver our services, projects and programs in the most inclusive, efficient, effective and sustainable way possible.  
We embrace good ideas or innovative approaches to our work to get better outcomes for Vincent and our community.*

#### **SUSTAINABILITY IMPLICATIONS:**

This is in keeping with all key sustainability outcomes of the City's *Sustainable Environment Strategy 2019-2024*.

#### **PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

*Reduced exposure to environmental health risks.*

**FINANCIAL/BUDGET IMPLICATIONS:**

Expenditure Sources

A development application fee income of \$330,000.00 was budgeted for the 2023/24 financial year, noting the City has received \$176,973.00 in development application fees within quarter one of the financial year, being 54 percent of the budgeted income.

The operating budget relating to the Design Review Panel is \$70,000.00, noting expenditure at the end of quarter one of the financial year was at \$17,499.00 and is therefore on-target to meet the set annual budget.

The cost of advisory service would be taken from the City’s Design Review Panel operational budget. Dependant on the uptake of this service, Administration may seek additional budget as part of budget review and preparation, noting the surplus of development application fee revenue would offset this impact.

The loss of revenue from reduction of fees planning initiative, as provided in greater detail below, would be absorbed in fees received for the lodgement of development applications given the City is anticipated to exceed budget income relating to development applications for 2023/24.

The uptake in the proposed financial initiatives cannot be predicted given the services would be the first of their kind. On this basis, it is recommended the services are put in place on a trial basis until the end of the 2023/24 financial year, at which time the City can review the uptake in the service and subsequent financial impact while considering the 2024/25 budget.

Indictive Expenditure

**1. Free ESD Advisory Service**

The cost of this service to the City would be \$220.00 per one-hour advisory session held. This is based on the remuneration paid to DRP members per hour in accordance with the DRP Terms of Reference.

A total of 13 single house and grouped dwelling development applications were determined in the 2022/23 financial year that sought to address ESD principles by submitting a LCA with their proposal for consideration. If all these proponents sought to take up the free advisory service, the total expenditure would be \$2860.00.

In considering a worst-case scenario, a total of 46 single house and grouped dwelling development applications were determined in the 2022/23 financial year. If all these proponents sought to take up the free advisory service, the total expenditure would be \$10,120.00.

**2. Financial Incentive of Discounting Development Application fee**

In reviewing the submission of LCA for single house and grouped dwelling proposals over the last three financial years, shown in the below table, there has been a total of 78 development applications submitted with an LCA. If a maximum fee reduction of \$200.00 was applied to each of these applications there would be an average of \$5,200.00 loss of revenue per year.

The average development application fee for single house and grouped dwelling proposals over the last three financial years was \$2,035.00. The average income for single house and grouped dwelling development applications over the last three financial years was \$164,888.00.

Based on the above figures the reduction of development application fees would represent a 3 percent loss in revenue relating to single house and grouped dwelling proposals lodged.

Financial Year	Total No. of Single House & Grouped Dwelling developments determined	No. of Single House & Grouped Dwelling developments that submitted a LCA for assessment	Loss of revenue if DA fee was reduced by \$60
2020/21	88	25 (28%)	\$1500.00
2021/22	88	40 (45%)	\$2400.00
2022/23	46	13 (28%)	\$780.00

The proposed incentive seeks to increase the uptake in the submission of single house and grouped dwelling applications submitted with a LCA, resulting in a likely increase in loss of revenue.

The uptake in this service cannot be predicted given the service would be the first of its kind in the State. It is recommended the service is put in place on a trial basis until the end of the 2023/24 financial year, at which time the City can review the uptake in the service and subsequent financial impact while considering the 2024/25 budget.

### **3. Priority Assessment of Development Applications submitted with LCA**

There would be no financial/budget implications for this initiative given it relates to Administration's internal process changes only.

#### **COMMENTS:**

The planning initiatives to support ESD would have a positive impact on the City of Vincent and local community. The initiatives are reflective of best practice approaches for ESD across the country while meeting targets is identified in the City's SES.

FEES AND CHARGES 2023/24



Methodology	2022/23	2023/24	G S T	Reference (Act, Regulation, Local Law, Policy)	Fee Comparison % Change	
<b>BUILDING AND PLANNING</b>						
<b>OTHER INSPECTION FEE</b>						
Swimming Pool inspection fee, including re-inspections of non-compliant pool barriers	per 4 year cycle	\$ 233.80	\$ 233.80	N	Building Regulations 2012 r53(2)	0%
Swimming Pool inspection fee	Per year	\$ 58.45	\$ 58.45	N	Local Govt. Act 1995 S6.16	0%
Swimming Pool re-inspection due to incomplete/unsatisfactory work	per hour	\$ 110.00	\$ 110.00	N	Local Govt. Act 1995 S6.16	0%
New Pools - initial pool safety barrier inspection and report	per service	\$ 205.00	\$205.00 - \$312.00	N	Local Govt. Act 1995 S6.16	
Swimming Pool inspection and report required as part of a property sale (out of cycle)	per service	\$ 205.00	\$ 205.00	N	Local Govt. Act 1995 S6.16	0%
<b>REQUEST FOR TECHNICAL ADVICE or ADDITIONAL BUILDING SURVEYING SERVICES</b>						
Item 1. Request to provide certification of unauthorised building work - Class 1 and 10 buildings, including inspections, desktop assessment and issuing of a BA18 Certificate of Building Compliance.	per service	\$ 605.00	\$ 605.00	Y	Local Govt. Act 1995 S6.16	0%
Item 2. Request for provision of building surveying advice - Class 1 and 10 buildings, including construction inspection, consultations, desktop assessments and reports.	per hour	\$ 110.00	Refer to hourly rate	Y		
Item 3. Request for inspection of existing Class 2 - 9 buildings to assess compliance with disability access and National Construction Code (NCC) requirements, and/or essential fire safety services maintenance audit, including desktop assessments, consultations, site inspections and report.	per hour	\$ -	Refer to hourly rate	Y		NEW
Item 4. Level 1 Building Surveyor - per hour	per hour	\$ -	\$ 115.00	Y		NEW
Item 5. Level 2 Building Surveyor - per hour	per hour	\$ -	\$ 99.00	Y		NEW
Item 6. Assistant Building Surveyor/Technician - per hour	per hour	\$ -	\$ 83.64	Y		NEW
Preliminary Strata Inspection and Report	per unit	\$ 110.00	\$ 110.00	N		0%
Preliminary Strata Inspection and Report - Archive Search Fee	per unit	\$ 10.00	\$ 15.00	N		50%
<b>FEES FOR PLANNING SERVICES</b>						
Determining a development application (other than for an extractive industry) where the development has not commenced				N	The maximum fee in accordance with the Planning and Development Regulations 2009, Schedule 2 *	Planning and Development Regulations 2009
Determining a development application (other than for an extractive industry) where the development has commenced or been carried				N		
Determining a development application for an extractive industry where the development has not commenced or been carried out				N		
Determining a development application for an extractive industry where the development has commenced or been carried out				N		
Determining an application to amend development approval				N		
Determining an application to cancel development approval				N		
Determining an initial application for approval of a home occupation where the home occupation has not commenced				N		
Determining an initial application for approval of a home occupation where the home occupation has commenced				N		
Determining an application for a change of use or for an alteration or extension or change of a non-conforming use, where the change or the alteration, extension or change has not commenced or been carried out				N		
Determining an application for a change of use or for an alteration or extension or change of a non-conforming use, where the change or the alteration, extension or change has commenced or been carried out				N		



FEES AND CHARGES 2023/24



Methodology	2022/23	2023/24	G S T	Reference (Act, Regulation, Local Law, Policy)	Fee Comparison % Change	
<b>BUILDING AND PLANNING</b>						
Providing a Zoning Certificate or Replying to a property settlement questionnaire	per property		N			
Providing written advice of Single House exemption from planning approval	per property		N			
Providing written planning advice	per property		N			
Planning scheme amendments, structure plans, activity centre plans or local development plans			N			
<i>*maximum fee eligible to be reduced for Single House and Grouped Dwelling developments, including for alterations and additions, that submit a Lifecycle Assessment Report in accordance with Local Housing Objectives of Policy No. 7.1.1 – Built Form. The fee shall be reduced by the cost incurred by the proponent to obtain the Life Cycle Assessment Report, capped at a maximum reduction of \$200.00 per development application and subject to submission of proof of receipt.</i>						
<b>FEES FOR PLANNING SERVICES (continued)</b>						
A DAP application where the estimated cost of the development is not less than \$3 million and less than \$7 million			N	Planning and Development (Development Assessment Panels) Regulations 2011		
A DAP application where the estimated cost of the development is not less than \$3 million and less than \$7 million			N			
A DAP application where the estimated cost of the development is not less than \$10 million and less than \$12.5 million			N			
A DAP application where the estimated cost of the development is not less than \$12.5 million and less than \$15 million			N			
A DAP application where the estimated cost of the development is not less than \$15 million and less than \$17.5 million			N			
A DAP application where the estimated cost of the development is not less than \$17.5 million and less than \$20 million			N			
A DAP application where the estimated cost of the development is \$20 million or more			N			
An application under regulation 17 for reconsideration of an application			N			
<b>GENERAL PLANNING FEES</b>						
Issue of written heritage Advice	per property	\$ 88.00	\$ 91.70	Y	Local Govt Act 1995 S6.16	
Issue of heritage advice - Involves preliminary heritage check	per property	\$ 138.00	\$ 143.80	Y		4.20%
Issue of heritage advice - Involves full heritage assessment	per property	\$ 192.50	\$ 200.59	Y		4.20%
Providing a subdivision clearance not more than 5 lots		The maximum fee in accordance with the Planning and Development Regulations 2009, Schedule 2		N	Planning and Development Regulations 2009	
Providing a subdivision clearance more than 5 lots but not more than 195 lots				N		
Providing a subdivision clearance more than 195 lots				N		
Subdivision inspection fee (applicable only where re-inspection is required)	per re-inspection	\$ 100.00	\$ 100.00		Planning and Development Regulations 2009 S49	0%
Cash in lieu payment for car parking	per car parking bay, or part thereof	\$ 5,400.00	\$ 5,626.80	N	Local Govt. Act 1995 S6.16	4%
Cash in lieu payment for car parking for development application that meet the optional DAP application.	per car parking bay, or part thereof	Double the 'Cash in lieu payment for car parking' charge above.	Double the 'Cash in lieu payment for car parking' charge above.	N	Local Govt. Act 1995 S6.16	



# City of Vincent Case Study



## Contents

- Background Information
- Solution
- Achievements
- Key Learnings

City of Vincent Aerial View





## Project Summary

An environmental progressive community in the City of Vincent that has voted loud and clear over the years on their expectation of significantly better environmental performance for new developments beyond the construction code requirements.

The City of Vincent (COV) is a local Government Authority in Western Australia acting on climate change with its latest [Built Form Policy](#).

Accepted Rating Framework	Specification / Compliance Requirements
Life Cycle Assessment in Accordance with EN15978 <ul style="list-style-type: none"> <li>• Sustainability of construction works</li> <li>• Assessment of environmental performance buildings</li> <li>• Calculation method</li> </ul>	System Boundary must include all Life Cycle Modules (A1-2, B1-7, C1-4 and D) in addition to non-integrated energy (plug loads).

City of Vincent environmental improvement targets for residential buildings are:

- 50% Reduction in Life Cycle Carbon Emissions
- 50% Reduction in Life Cycle Net Fresh Water Use





## Solution

Aligned with international standards, RapidLCA is used to demonstrate the life cycle carbon and water reductions for low and medium density residential buildings. The app streamlines Life Cycle Assessment (LCA), an otherwise very complex process bringing life cycle design to everybody. Life cycle design is an amazing tool for reducing environmental impacts cost effectively.

The app gives incredibly accurate environmental performance feedback on your design in just 20 minutes. This significantly reduces barriers to entry by reducing time and cost associated with implementing a streamlined LCA solution.

It's accessed on any browser or downloaded as an app on smart phones. RapidLCA has been designed to be used by staff with very little technical construction or design knowledge. Auto-validation, basic inputs, in-app help, intuitive user experience, extensive pilot testing, automated reporting, top impact identification (for optimisation) all make training redundant.

For the COV submission, proponents will only need to generate and send the Compliance Checklist Report through to the planning team with the project specifications to demonstrate the impact reduction targets have been achieved.

[Download Sample Report](#)

## Achievements

The City Of Vincent was able to quantify the amount of carbon and water saved over the lifetime of each development from the improvements over Business as Usual practice whilst comparing this improvement to their set goals.

82 lots assessed, 61 dwellings

- 50% life cycle carbon reduction target on a 2010 local residential benchmark
  - Average reduction is actually 68%, so great outcome in terms of the community voluntarily over-achieving

cerclos.com | rapidlca.com



**TOTAL CARBON SAVINGS**  
Carbon saved thus far is 31,668 tCO<sub>2</sub>e.  
This is equivalent to:



194,304 trees planted



The carbon footprint of over 6 million cheeseburgers



59 million bottles of beer



129 million glasses of wine.

Find more information at:

[RapidLCA](#)  
[City of Vincent](#)

[Book a RapidLCA Demo](#)

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