

Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Via email: [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)

15 November 2016

Dear Sir/ Madam,

**RE: 2016 REVIEW OF SYDNEY OLYMPIC PARK MASTER PLAN 2030**

The Green Building Council of Australia (GBCA) commends the NSW Government (Government) on its *Sydney Olympic Park Master Plan 2030 (2016 Review)*. Building on the success of the 2030 Master Plan that has driven significant and transformative change in Sydney Olympic Park Town Centre, the 2016 Review is an opportunity to ensure that it remains responsive to the changing urban landscape in and around Sydney Olympic Park as well as the broader Sydney metropolitan area.

Since its inception in 2002, the GBCA has worked towards inspiring, influencing and empowering the property and construction industry by driving the adoption of sustainable building and community practices. Today the role of the GBCA has evolved beyond green buildings to also address the broader challenge of catalysing a sustainable cities movement to more effectively respond to the rapid challenges facing our cities and towns in the context of globalisation, resilience, technological advances and shifting social demands.

The GBCA appreciates the opportunity to provide comment as part of the public consultation. The GBCA supports the overarching vision and principles of the 2016 Review and congratulates the Sydney Olympic Park Authority (SOPA) on its continued sustainability leadership on Sydney Olympic Park. Comments from the GBCA are outlined below.

- 1. In accordance with integrated sustainability principles, the GBCA congratulates the NSW Government on its commitment to improved environmental performance benchmarks for buildings within the Town Centre.***

The GBCA is pleased to see that the 2016 Review upholds key principles that underpinned the original Master Plan, in particular “the application of best practice to environmental sustainability in development and operations within the Town Centre”. Ensuring that Sydney Olympic Park develops into a “distinctive, sustainable and exemplary urban centre”, the GBCA applauds the NSW Government on its commitment to mandate environmental performance benchmarks for buildings within the Town Centre, for which Green Star provides a proven and effective pathway.

The Green Star rating system presents a proven metric, launched in 2003 as Australia’s only national, voluntary and holistic rating system for sustainable buildings and communities. Over 1340 projects have now achieved Green Star certification across Australia, of which over 380 projects are in NSW. Furthermore, leading sustainability indices such as the Global Real Estate Sustainability Benchmark (GRESB) has ranked Australia’s real estate market as the global leader for the fifth year straight – recognising Green Star ratings as the best measure of sustainability outcomes in our property industry.

---

### Design & As Built

The 2016 Review notes that Sydney Olympic Park will be further activated through the provision of residential, commercial and retail developments, with major changes unfolding within the Stadia, Central and Parkview Precincts. The GBCA is pleased to see the continuation under 2016 Review that sustainability is at the forefront of all design and construction at Sydney Olympic Park. The GBCA commends Sydney Olympic Park Authority on the leadership shown by mandating Green Star-certification for all new buildings and fitouts at Sydney Olympic Park.

Aligned with the sustainability principles outlined in the 2008 Sydney Olympic Park Environmental Guidelines, the Green Star rating system takes an holistic approach within each class and building sector, addressing nine categories in total; Management, Indoor Environment Quality (IEQ), Energy, Water, Materials, Land Use and Ecology, Emissions, Transport and Innovation. The outcomes of a certified Green Star – Design & As Built rating may be as follows: Best Practice (4 Star rating), Australian Excellence (5 Star rating) and World Leadership (6 Star rating). All Green Star certified projects produce sustainability outcomes that are typically much better than minimum legislative requirements. For instance, a 4 Star Green Star rating will always be at least 10 per cent better than a building that simply meets code requirements from an energy perspective.

The effectiveness and reliability of Green Star – Design & As Built is reflected in the increased uptake of the rating tool especially for key, iconic projects in Sydney. Lendlease has committed to raising sustainability benchmarks at Barangaroo South, with all buildings required to achieve Green Star ratings. Similarly, City of Parramatta has demonstrated leadership, by requiring all buildings within Parramatta Square (which is targeting a Green Star – Communities rating) to achieve Green Star – Design & As Built certification.

<p><b>2. <i>Beyond buildings, Green Star – Communities is a proven metric for developing sustainable neighbourhoods and precincts.</i></b></p>
--

The 2016 Review highlights that major changes are anticipated for the Stadia, Central and Parkview Precincts. In Stadia, redevelopment will include the introduction of more mixed commercial, event and entertainment facilities. The Central redevelopment is expected to deliver more serviced apartments, community facilities and mixed commercial and residential developments. Meanwhile, Parkview will host more commercial and retail developments in the northern part of the precinct. To ensure that redevelopment of these precincts deliver sustainable outcomes, the GBCA recommends for Government to reference and utilise the Green Star – Communities rating tool where relevant. By referencing Green Star – Communities in policies and encouraging its use for suitable development projects such as key precincts in Sydney Olympic Park, Government can take advantage of the sustainability benchmarks and common language developed for the rating tool through extensive and ongoing consultation by the GBCA.

Green Star – Communities provides an agreed framework and set of benchmarks for measuring sustainability outcomes such as affordable housing, sustainable transport, provision of local jobs, investment in education and skills development as well as enhanced productivity through the digital economy. The five Green Star – Communities best practice principles are:

- Enhance liveability
- Create opportunities for economic prosperity
- Foster environmental responsibility
- Embrace design excellence
- Demonstrate visionary leadership and strong governance.

---

The Green Star – Communities rating tool is currently influencing the design and delivery of more than 50 large-scale community developments around the country – from Barangaroo South in Sydney, which will house 23,000 workers each day, to Aura on the Sunshine Coast that will be home to 50,000 people, to Brisbane Airport. The GBCA would be pleased to discuss further the applicability of Green Star – Communities for precinct development within Sydney Olympic Park.

We applaud the leadership demonstrated by SOPA on the 2016 Review and in particular the mandating of Green Star for all new buildings within Sydney Olympic Park. We look forward to continuing our relationship and assisting the realisation of the objectives and actions set out in the *Sydney Olympic Park Master Plan 2030*.

Please do not hesitate to contact me on 8239 6200 or via email at [jonathan.cartledge@gbca.org.au](mailto:jonathan.cartledge@gbca.org.au) for further information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jonathan Cartledge', written over a faint, light-colored signature line.

**Jonathan Cartledge**  
Senior Manager - Government and Industry