

Sydney Olympic Park Master Plan 2030 Review 2016

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

City of Sydney Submission



Sydney2030/**Green/Global/Connected**
city of villages

CITY OF SYDNEY  

City of Sydney Submission on the Sydney Olympic Park Authority's Master Plan 2016 Review

1. **The City of Sydney broadly supports the directions indicated in the 2016 review of the Sydney Olympic Park Master Plan 2030**
2. **Our submission focusses on the environmental performance of new buildings**, given the opportunity for the State government to determine best practice built environment performance across this high profile precinct
3. **The uplift in development intensity proposed in the review is considered appropriate** given the precinct's existing public transport services, high quality public domain -including parklands, and mature utilities infrastructure – including the established recycled water scheme
4. This *existing* infrastructure at Olympic Park and the viability to augment this makes the task of delivering a liveable, sustainable and vibrant suburb readily achievable in an affordable manner
5. The **provision of additional housing in remediated brown-field locations** within Sydney assists in reducing land-take pressures around Sydney's margins – this is a strongly desirable outcome given existing pressure on productive agricultural land in the Sydney Basin
6. **Regarding planning for specific physical impacts of climate change**

The exhibited documentation does not appear to reference design responses needs in the face of well-documented physical impacts of climate change – i.e. climate change adaptation needs. It appears that only **Section 4 – General Controls and Guidelines** refers to this aspect of and only in a generic manner:

“Sea Level Change Consideration of rising sea levels as a result of climate change, using the best current estimate scenario of the International Panel on Climate Change (IPCC) is required for all future development and project applications”

In 2015 the City of Sydney undertook an extensive consultation and review of adaptation needs for our local government area in the face of CSIRO-predicted impacts of climate change (see finalised strategy hyperlinked [here](#)). These impacts extend well beyond 'sea level change' and include:

- An increase in average temperatures
- An increase in extreme heat days
- An increase in air particulates and pollution
- An increase in rainfall intensity and storm events
- An increase in drought conditions
- An increase in sea levels and the extent of coastal inundation.

Western Sydney will experience heatwaves, drought and increased average temperatures more strongly than coastal suburbs, making planning for these scenarios critical.

The City strongly recommends that the Masterplan Review not be considered complete until a review of physical climate change impacts is completed and community needs and building and planning design responses for these changed conditions are addressed within the masterplan.

7. Regarding Residential Development within Sydney Olympic Park

The City recommends that, in line with NSW Urban Growth's recently released *Parramatta Road Corridor Urban Transformation Strategy*, that the NSW government establish BASIX Targets for residential development *within* SOPA's administrative area that will deliver high performing apartment buildings as per Figure 1 below:

USE	ENERGY TARGET	WATER TARGET
Residential		
Single dwellings	BASIX Energy 60	
Apartment 2-3 storeys	BASIX Energy 55	▪ BASIX Water 60 for all new dwellings within the Precinct where recycled water is available
Apartment 4-5 storeys	BASIX Energy 50	▪ BASIX Water 50 for all new dwellings within the Precinct where recycled water is not available
Apartment 6+ storeys	BASIX Energy 40	

Figure 1: Urban Growth Adopted Targets for Parramatta Road Corridor, November 2016

The SOPA recycled water scheme is already operative as a selectable option within the BASIX web tool and the City understands that SOPA has a requirement for new residential development to connect to this scheme. A BASIX Water Target of 60 is therefore readily achievable¹ and deliverable by the development sector working within the precinct. No legislative changes are required to establish this performance standard as the BASIX SEPP references the on line tool and the need for a BASIX Certificate to be submitted with development applications. Thus this performance standard is *readily* implementable by government

8. Regarding Commercial Office Development

The City of Sydney has direct experience of the NABERS scheme, including a recently completed cost benefit analysis undertaken by consultants Pitt and Sherry. We recommend that *all* proposed office development (new builds and refurbishments) over 1000 m² in NLA be required to enter a NABERS Energy Commitment Agreement to achieve a **5.5 Star Energy rating**, validated (under the Commitment Agreement methodology) by post –occupancy performance assessment. We recommend that Table 4.1 in Master Plan Section 4 - General Controls and Guidelines be updated to reflect this standard.

9. Regarding other Commercial Development

The City understands that SOPA already has a policy in place that requires proponents of particular development types to design and construct to achieve GreenStar ratings, as described in Master Plan *Section 4 - General Controls and*

¹ Assuming the existing water recycling scheme has adequate non-potable supply to meet new development demands, or can be augmented to do so in a timely manner

Guidelines. Updates to table 4.1 from the 2010 version are noted. Some international hotel chains use other well regarded rating methods and the Masterplan could reflect this in column 4 of the table, providing alternative compliance pathways.

10. Comments on Specific Exhibited Documents (hyperlinks provided below)

It is recommended that Master Plan **Section 4 - General Controls and Guidelines** reference BASIX (without reference to specific targets²) with regard to residential development, potentially by making specific reference to key enablers of strong environmental performance – such as excellent solar access opportunities and connectivity to the existing precinct-scale recycled water scheme

Development proponents and their consultants would expect the table to reflect *all* environmental performance standards for the main building types/uses that occur within the precinct. Inclusion of BASIX in the table is logical, irrespective of the difference between SEPP-legislated performance and other rating tools. The table should refer to the local Energy and Water targets³ that should apply to residential development within the precinct. As indicated in point 7 above, these targets should align with Urban Growth's adopted targets for the Parramatta Road corridor.

Proponents viewing these General Planning Controls in Section 4 would expect all performance standards to be expressed in one place, in a single table. BASIX is currently referenced in general text (page 72), not in the table

Therefore it is recommended specific reference to BASIX be inserted via an additional row in this table – referencing BASIX Targets for Water and Energy for different dwelling types that match Urban Growth's Nov 2016 adopted targets

Table 4.1 Environmental Ratings

Development Type	Rating Scheme		Comment
	Green Building Council of Australia	Version	
Commercial Office	Current version of: Green Star – Design & As Built	5 Star	
Office Interiors	Current version of: Green Star – Interiors	5 Star	
Retail Centre	Current version of: Green Star – Design & As Built	4 Star*	
Public Buildings	Current version of: Green Star – Design & As Built	4 Star*	
Healthcare	Current version of: Green Star – Design & As Built	4 Star*	
Educational	Current version of: Green Star – Design & As Built	4 Star*	
Mixed Use Developments	Current version of: Green Star – Design & As Built	4 Star*	Green Star – Design & As Built has been designed to accommodate mixed use buildings. As an example, an office building with retail space at ground level, could now achieve a Green Star rating for the whole building.
Hotels	Current version of: Green Star – Design & As Built	4 Star*	Green Star – Design & As Built has been designed to apply to all types of buildings, including hotels. While no hotels have yet been certified, the GBCA is in consultation on several projects.
Residential	Current version of: Green Star – Design & As Built	4 Star*	Green Star – Design & As Built has been designed to apply to all types of buildings, including multi-unit residential projects. Almost 40 projects have been certified so far. The GBCA does not currently offer a specific product for single dwellings.

* Note: Green Star – Design & As Built has a minimum energy performance requirement of 4.5* NABERS.

² Because BASIX targets may change independently of SOPA Masterplan review timeframes

³ As the Table could readily be updated, without need for other revisions to the masterplan documents, should the NSW government seek to increase building performance standards in between periodic Master Plan reviews

Figure 2: Table 4.1 extracted from SOPA Master Plan Section 4

The table “Appendix A” in the **Appendices and Additional Information** document does not flag that a BASIX Certificate is a requirement for all new residential development and we recommend this be added to the table that development proponents consult to establish SOPA’s definitive documentation requirements.

End