

50 – 52 Phillip Street

SSD-10464

# Sustainability Report

**Prepared for:** Built Development Pty Ltd.

**Attention:** Aston Weber

**Date:** 02 December 2020

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# Revision

| Revision | Date       | Comment         | Prepared By | Approved By |
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| 2        | 02/12/2020 | Stage 1 SSDA DA | LOM         | ALK         |
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# 1. Executive Summary

This report has been prepared for Built Development Group Pty Ltd (Built) as a response to the Planning Secretary Environmental Assessment Requirements (SEARs) for the New hotel development at 50-52 Phillip Street, Sydney. This report is intended to be part of the EIS, and directly address the Ecologically Sustainable Design (ESD) elements of the SEARs nominated as item 18 in the Key Issues.

The vision for the redevelopment is to revitalise the lower end of Sydney's financial services district by delivering a new luxury mixed use hotel with a portion of branded residential apartments. The proposal will provide an important and much needed asset to the people of NSW and visitors. Sydney will have, as part of the amalgamation of the properties, its finest luxury hotel with associated retail areas providing ground floor public activation accessible to the general public and hotel guests alike. The concept aims to retain and refurbish the existing heritage building on the site of 50 Phillip St and demolition of the adjoining existing 13 storey commercial tower at 52 Phillip St to construct a new 46 storey mixed use hotel and residential complex.

The development is intent on maximising the sustainable, economic, and social benefit throughout. This is demonstrated by implementing bespoke design elements and strategies to ensure a high level of sustainability, resilience, and wellbeing. The project will also aim to compliment the streetscape alongside the Sandstone Precinct and give key consideration to the cultural and heritage significance within the site location.

The project will achieve the following key sustainability targets:

- Demonstrate energy efficiency through a **4 Star NABERS Energy for Hotels** with a Commitment Agreement certification
- **Exceed NCC 2019 Section J** energy benchmarks with a bespoke façade and services system design
- **Exceed BASIX Requirements** for the Class 2 (residential) components of the Project
- Design in line with **Australian Best Practice Environmental Initiatives**, using externally recognised frameworks
- Design to a **4 Star NABERS Water for Hotels Performance**, to demonstrate WSUD principals are met.

The development will also meet expectations defined by clause 7(4) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. The project's sustainability design approach will be focused around the following key initiatives:

- **Energy** – including improved energy efficiency of the building operations.
- **Water Efficiency** – designed to reduce potable water demand and improve stormwater quality.
- **Passive Design Principles** – reducing the development's overall requirement for building services, increasing occupant comfort, control and amenity.
- **Ecology** - Maintaining ecology through landscaping where practical.
- **Materiality** – Considering the whole of life materials and considering their selection to minimise harm to the environment, including efficiency and construction.



## 2. Project Information

### 2.1 Introduction

This report supports a Stage 1 State Significant Development (SSD) Development Application (DA) for the redevelopment of a new mixed use hotel and branded residential building at 50-52 Phillip Street, Sydney. The Staged SSD DA proposes a concept proposal or Stage 1 DA for the retention and refurbishment of the heritage building on the site, demolition of other existing buildings on the site and construction of a new mixed use building. The Stage 1 SSD DA specifically seeks consent for land uses, a maximum gross floor area, a maximum building envelope, pedestrian and vehicle access and circulation arrangements, and associated car parking provision.

Built is seeking to transform the current site to deliver a new and modern mixed use development which contributes to overcoming a shortage of hotel accommodation in Sydney, and positively contributes to the character and vibrancy of Sydney's Central Business District (CBD). As part of the redevelopment project, the existing heritage listed building on the site will be retained and refurbished for hotel purposes. As the proposal is for the development of a predominately tourist related purpose, being a hotel, that has a capital investment value in excess of \$100 million, it is SSD as prescribed in Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP).

### 2.2 Site Description

The site is located in Central Sydney, along the eastern edge of Sydney's core Central Business District (CBD). The immediate surrounds of the site in the eastern edge of the Sydney CBD present a mix of commercial, residential, and tourism uses. The prevailing built form in the vicinity of the site includes a range of building typologies and heights, as well as several significant state-listed heritage buildings, such as the Chief Secretary's Building immediately to the north of the site.

The site itself is located at 50-52 Phillip Street, Sydney and has a total area of approximately 1,726m<sup>2</sup>, with frontages to Phillip Street and Phillip Lane. Two commercial buildings sharing a built-to-boundary condition currently occupy the site. The heritage-listed sandstone building in the northern portion of the site is six generous storeys in height and contains commercial office space. The building located on the southern portion of the site is 12 storeys in height, and contains a ground level café/bar use, with commercial office space above.

Phillip Lane, which forms part of the 50 Phillip Street lot, connects through the site from Phillip Street at the northern boundary of the site. Phillip Lane is not proposed to be altered from its current form as an access point to the remainder of Phillip Lane at the rear of the site.

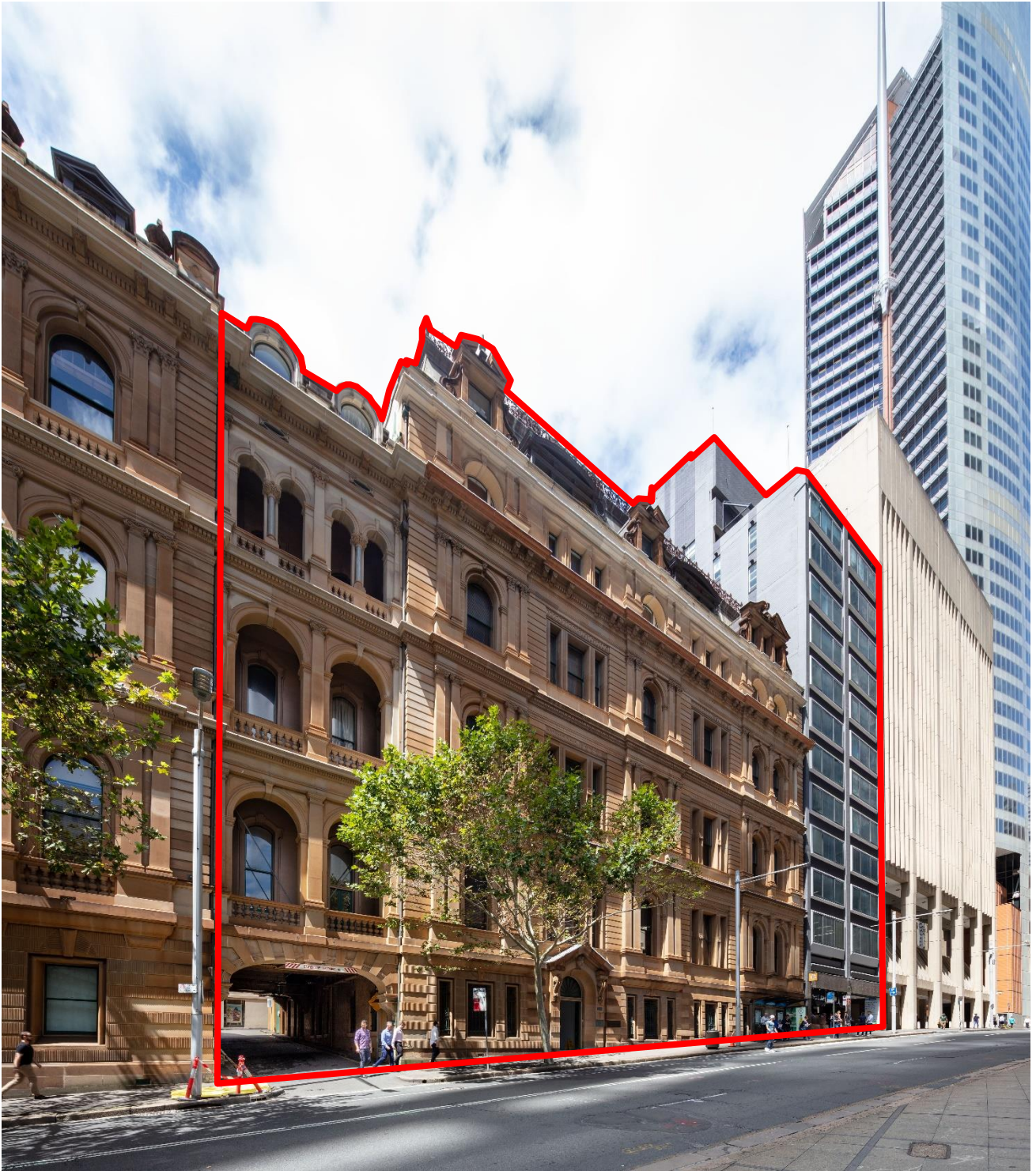
An aerial image of the site is provided at **Figure 1** and a photograph of the existing buildings fronting Phillip Street is provided at **Figure 2**.



**Figure 1: Aerial photograph of the Site Source: Nearmaps**







**Figure 2: Existing buildings fronting Phillip Street**

*Source: Built*



## 2.3 Background

### **Built Unsolicited Proposal**

On 15 October 2019, the NSW Government published details of the Built Unsolicited Proposal for the leasehold purchase of 50 Phillip Street, Sydney to allow for the proposed hotel redevelopment. The Built proposal has progressed to Stage 2 of the Unsolicited Proposal process, and has been deemed unique as Built owns the adjacent property (52 Phillip Street, Sydney) to the Government owned 50 Phillip Street, Sydney. As there are no other privately-owned properties immediately contiguous to 50 Phillip Street, Built possesses unique property ownership that enables it to amalgamate 50 and 52 Phillip Street, and take full advantage of the unused developable air space.

The proposed redevelopment project will combine both private and Government land, breathing new life into an underutilised heritage-listed NSW Government owned building and Built's aging privately-held commercial office building.

Built is well recognised for work in the refurbishment and restoration of iconic heritage properties across Australia. As such, a foremost principle of the project is to ensure that the integrity of the heritage listed Government building is not compromised. Rather, the heritage qualities of the building will be celebrated and revitalised for the people of NSW. The Chief Secretary's Building which fronts Bridge Street will not be leased as part of this redevelopment project, and it is intended to remain in Government ownership and control.

### **Project Vision**

The vision for the redevelopment is to revitalise the lower end of Sydney's financial services district by delivering a new luxury mixed use hotel with a portion of branded residential apartments. The proposal will provide an important and much needed asset to the people of NSW and visitors. Sydney will have, as part of the amalgamation of the properties, its finest luxury hotel with associated retail areas providing ground floor public activation accessible to the general public and hotel guests alike.

Overall, the project will provide the following key public benefits:

- Job creation and benefits to the tourism industry from construction and operation of a new 5/6 star hotel in Central Sydney.
- Contribution to the NSW State's economic activity and Gross State Product, including the generation of construction phase revenue for the Government in the form of payroll tax, stamp duty and GST payments.
- Rejuvenation and adaptive reuse of a Government owned heritage building.
- Regeneration, enhancement and activation of the surrounding public domain, particularly upgrades to Phillip Lane.
- Creation of a heritage-tourism precinct with a new hotel as the centrepiece.
- A portion of branded residential apartments to support the deliver of the hotel and provide a variety of uses to contribute to the liveability of Central Sydney.
- The potential to deliver a capital return to Government to fund future Government investment in services and infrastructure.



## 2.4 Project Description

This SSD DA seeks consent for a concept proposal for a new landmark mixed use building with approximately 331 new hotel rooms and 23 branded residential apartments in Sydney's CBD. The Stage 1 SSD DA Concept Proposal will establish a maximum building envelope, land uses, a maximum total quantity of floor space, pedestrian, vehicle circulation, and drop-off arrangements and associated car parking provision.

Specifically, the Stage 1 SSD DA seeks concept approval for:

- In-principle site preparation works, including termination/relocation of site services and infrastructure, demolition of the existing buildings/structure on the site, excluding the existing heritage-listed building;
- A new 47 storey mixed use building envelope containing:
  - lower level café/bar uses and associated servicing and back-of-house facilities;
  - a new basement containing waste rooms, loading space, and car parking spaces;
  - hotel uses on levels 1 to 35; and
  - residential uses on levels 36 to 47.
- Retention of the existing heritage-listed building on the site, and refurbishment of this building for hotel purposes.
- A new driveway crossing over Phillip Street at the southern end of the site.
- Maintenance and retention of the existing vehicular access over Phillip Lane.

Development consent is not sought for any detailed component of development. A future separate Stage 2 SSD DA will be lodged for the detailed design and construction of the development, following the completion of a competitive design process.

A further detailed description of the proposal is contained in the supporting Environmental Impact Statement prepared for the SSD DA by Ethos Urban.





### 3. SEARS Requirements

The Key SEARS Requirements for ESD are listed below

- Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development.
- Include a framework for how the proposed development will reflect leading national and international best practice sustainable building principles to improve environmental performance include energy and water efficient design and technology and use of renewable energy.
- Demonstrate a NABERS performance target and energy efficiency commitment for the development.
- Outline sustainability initiatives that would minimise the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design principles.

This report demonstrates compliance with the above, through the commitments made to sustainable excellence by the team.



## 4. Summary of Sustainability Commitments

### 4.1 Sustainability Vision

The project is committed to incorporating sustainable initiatives across all elements of the design, construction and operational stages of the works. These initiatives will ensure that the sustainability principles outlined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000.

### 4.2 Sustainability Commitments & Targets

Sustainability is a fundamental guiding principle embedded in the proposed development. The project is committed to the following core certification initiatives:

- **4 Star NABERS Energy** with a Commitment Agreement certification
- **Exceed NCC 2019 Section J** energy benchmarks with a bespoke façade and services system design
- **Exceeding BASIX Requirements** for the NCC Class 2 component of the Project
- Design in line with **Australian Best Practice Environmental Initiatives**, using externally recognised frameworks
- Design to a **4 Star NABERS Water for Hotels Performance**, to demonstrate WSUD principals are met.

To demonstrate the above, the following are explored:

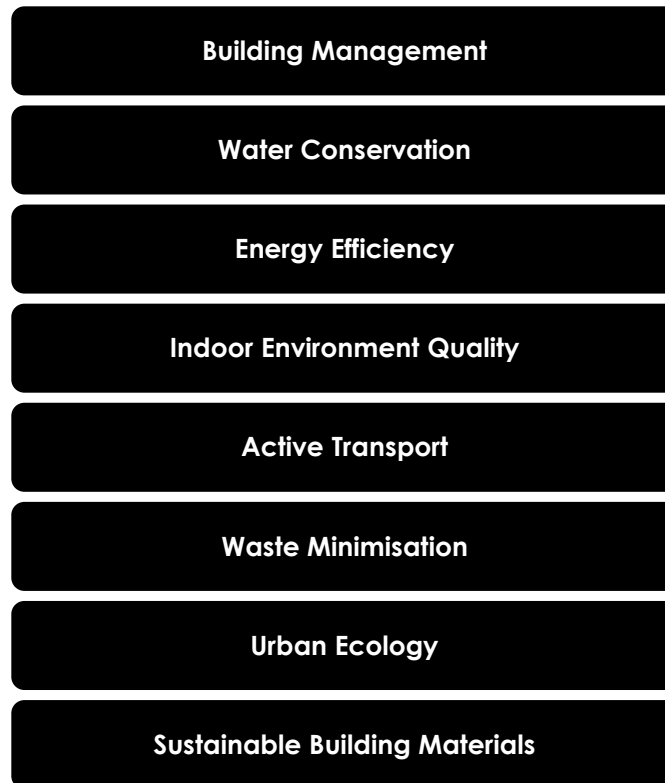
- **Energy** – including improved energy efficiency of the building operations.
- **Water Efficiency** – designed to reduce potable water demand and improve stormwater quality.
- **Passive Design Principles** – reducing the development's overall requirement for building services, increasing occupant comfort, control and amenity.
- **Ecology** - Maintaining ecology through landscaping where practical.
- **Materiality** – Considering the whole of life materials and considering their selection to minimise harm to the environment, including efficiency and construction.



## 5. Sustainability Strategy

### 5.1 General Sustainability Principles

In line with the sustainability commitments and vision for this development, the sustainability initiatives are explored within 8 major categories. These categories provide the framework to create a development with a holistic and thorough approach to environmental sustainability.



#### 5.1.1 Building Management

In order to create an integrated design and construction process which in turn leads to effective operational and on-going building performance, the development seeks to address this category through the following on-site initiatives.

**BUILDING COMMISSIONING & TUNING PROCEDURES** – (prior to practical completion / 12 months post practical completion). By implementing a relevant commissioning process and building tuning the project ensures operational efficiency & building operation is optimised in accordance with the intended building design.

##### **SMART METERING & MONITORING**

- Utility meters and energy and water consumption monitoring to help with identification of leaks and more streamline building management.
- Ongoing analytics will continue to optimise the building's performance to ensure NABERS energy ratings of 4 Star are achieved.
- Load management to reduce peak load on the grid and optimise cooling/heating equipment efficiency



### 5.1.2 Water Resources

Water saving measures such as water efficient fittings and fixtures (taps, shower heads etc.) and reuse systems are key features for water sensitive urban design.

The development is designing to a 4 Star NABERS Water for hotel performance standard. To design to this outcome, the development will seek to address water efficiency and reduce the potable water demand for through the following initiatives.

#### WATER CONSERVATION & REUSE

- Sanitary **fixtures** across the development will be high performance beyond current standards to reduce both energy and water.
- A **fire protection system** will be designed to include temporary storage for 80% of the routine fire protection system test water and maintenance drain-downs for reuse on-site. Each floor will be fitted with isolation valves or shut-off points for floor-by-floor testing.
- **Drip irrigation** will be installed to landscaped areas. The landscaping and associated systems will be designed to reduce the consumption of potable water required for irrigation through the installation of subsoil drip irrigation and moisture sensor controls.
- **Cooling Tower Design** optimised to reduce water wastage with high cycles of concentration and drift blockers, staged to reduce water and high performance facades and chillers are designed to reduce the heat rejected by the CTs
- **Rainwater tank** for rainwater collection and re-use for landscape irrigation and washdown.
- **Condensate recovery** from mechanical systems, used in the non-potable water system

### 5.1.3 Energy Efficiency

The built environment within Australia contributes over **40%** of our total greenhouse gas emissions annually which is among the highest per capita in the world. **Intelligent design** can drastically improve energy efficiency and decrease greenhouse gas emissions associated with a building's operation.

This development has sought to include several sustainable initiatives designed in order to maximise the energy efficiency of the development. Energy efficiency initiatives proposed for inclusion within the development are outlined below:

#### BUILDING FABRIC

- **High performance glazing** to reduce unwanted heat gain/loss, while providing access to daylight and views. The façade will likely be double glazed, high performance low-e.
- **Airtight façade** construction to control comfort within the space and reduce any conduction gains
- Considered specification of **construction materials and external cladding** to maximise positive influence of thermal mass and minimise unwanted heat gain/loss. This includes exposed concrete ceilings and a combination of insulated precast concrete external walls and insulated lightweight external and party wall construction.

#### SERVICES

- Dedicated air handling systems serving different loads around the façades and central zones
- High capacity air handling units to allow for higher efficiency at lower load operation
- High efficiency chiller system with variable speed pumps and low load operation controls
- High efficiency cooling towers appropriately sized to serve efficient chilled water system
- Lifts to be provided with **regenerative braking**



- **Alternate low-GWP synthetic or natural refrigerants** will be considered to reduce global warming impact and increase efficiency
- A high efficiency centralised **heat pump system** will be installed to minimise greenhouse gas emissions from the **domestic hot water** demand from the facility, working towards City of Sydney's Carbon Neutral goals and electrification.

## SUSTAINABLE ENERGY SUPPLY

- Provision of **rooftop Solar PV** array will be installed on the building to offset grid electricity usage and further reduce GHG emissions associated with the building's operation. The size of the array will be limited by the available roof space

## LIGHTING

- Energy efficient **LED lighting** will be installed throughout with lighting control measures (room switches, etc.)
- The **lighting power density** reduced 20% below the maximum lighting power density allowable in NCC 2019.

## CAR PARK VENTILATION

- Car park mechanical systems to include variable speed fan drives and **Carbon Monoxide (CO) monitoring** systems to improve energy efficiency and ensure systems only run when required.

## EMBODIED ENERGY

- Low embodied energy materials with preference for sourcing from local suppliers
- Re-use of existing heritage building, reducing the need to source new materials

## 5.1.4 Indoor Environmental Quality

Indoor Environment Quality (IEQ) has been defined as a key sustainable building category in order to improve indoor environments for building occupants which in turn aims to improve their overall wellbeing. Australians spend 90% or more of their time indoors. Therefore, consideration to improving indoor environmental quality is a vital step within the design process for any modern building.

The proposed development seeks to improve the overall IEQ for building occupants by addressing the following elements:

### INDOOR AIR QUALITY

- The **ventilation system** will provide high filtration and appropriate levels of outdoor air to the space. the design will actively monitor CO2 levels in the space and outdoor supply air levels will adjust accordingly.
- **Tracking and reporting of airborne contaminants** throughout, with design responses for poor performance, including additional filtration and air movement.
- **Microbial control** measures on cooling coils to reduce mould.

### ACCESS TO DAYLIGHT

- Building orientation, eave and facade design, glazing and material selection to be designed with the intent to achieve **natural daylight** while maintaining a high thermal performance
- Glazing will be selected to maximise access to daylight while prioritising thermal performance necessary to achieve the targeted energy consumption outcomes.

### VISUAL COMFORT

- All primary spaces will have a **clear line of sight** to high quality internal or external views.
- **Blinds** to reduce direct solar gains, control radiant heat, and increase indoor comfort





## INDOOR POLLUTANTS

- **Low Volatile Organic Compounds (VOC)** internally applied paints, carpets, adhesives and sealants will be selected for the project.
- **Low Formaldehyde** engineered wood products (particleboard, plywood, MDF) will be selected for the project.
- **Best Practice PVC** to be specified and sourced

### 5.1.5 Active Transport

The adoption of sustainable transport methods are encouraged by building designs which provide appropriate facilities for occupants and visitors. Site proximity to major transport infrastructure also lends itself to building occupants adopting and utilising sustainable methods of transport.

## HIGH QUALITY END OF TRIP (EoTF) FACILITIES

- Using transport assessment to allow for efficient provision of EOT facilities for permanent staff, inclusive of lockers, showers and changing facilities.

## BICYCLE PARKING

- **Secure bicycle spaces** to be provided inside the development, as appropriate for permanent staff.

## ELECTRIC VEHICLE INFRASTRUCTURE

- Electric Vehicle (EV) **charging points** will be provided, and additional **electrical infrastructure** will be installed to allow for the provision of EV charging points for future uptake

### 5.1.6 Waste Minimisation

Construction and demolition activities account for a large percentage of the waste and recycling generated by a site when compared to its general operation. There is now a growing level of interest in 'green' buildings, which through careful design use less resources and energy than conventional buildings and provide healthier environments for staff.

## CONSTRUCTION AND DEMOLITION WASTE

- At **least 90% diversion from landfill** for the waste generated during construction and demolition
- Retention and adaptive **re-use of the existing heritage building** currently on site.

## OPERATIONAL WASTE

- **Separated waste streams** to divert as much waste from landfill as possible.
- **Integrate segregated waste stream** solutions for future operational waste minimisation
- A waste management plan will be developed to appropriately size and allocate resources for recycling and general waste. General waste comingled and at least one other waste stream will be collected.

### 5.1.7 Sustainable Building Materials

The production of building materials can have serious impacts on the environment. Energy is used to extract, produce and transport materials; natural resources are exploited, and pollution created in their production. Further, dangerous materials can present health risks to occupants. The material impact is reduced by limiting the quantities of virgin building materials and choosing the least harmful when using materials. This report encourages strategies to minimise resource intensive materials.



## 5.2 Improvement on NCC 2019 Energy Efficiency Standards

The development will be designed to improve on the already high-performing Section J energy requirements, as stipulated in the 2019 National Construction Code. This will be achieved by the following key design elements:

- High performance façade system with shading considerations to reduce solar heat gains. The building will be optimised as appropriate for its use as a hotel, with a strong focus on building sealing and reducing thermal losses/gains
- Airtightness in the façade design to reduce bulk air flow and control the internal environment
- Optimising building fabric with consideration given to thermal bridging
- Efficient lighting systems and controls, such as daylight and motion sensors, timers, and the like
- Efficient HVAC systems with heat recovery systems
- Maximising passive design strategies where practically possible

## 5.3 The NSW Building Sustainability Index (BASIX)

BASIX is implemented under the following regulatory frameworks:

- *Environmental Planning and Assessment Regulation 2000 (EP&A Regulation), and*
- *State Environmental Planning Policy 2004 (the BASIX SEPP)*

The EP&A regulation specifies the types of developments BASIX applies to within NSW, as well as the purpose and content of BASIX certificates. The BASIX SEPP ensures the consistency in implementing the BASIX scheme throughout NSW and overrides the provisions of other planning instruments and development control plans that would otherwise contradict or modify any obligations under the BASIX scheme.

BASIX sets water and greenhouse gas reduction targets relative to the NSW average benchmark for per person potable water consumption & greenhouse gas emissions within the residential sector. BASIX also sets the minimum performance levels for thermal comfort of the dwelling, replacing the NCC Energy Efficiency benchmarks within the state of NSW.

By incorporating the various sustainability initiatives presented in this report, the development will both meet and exceed the required BASIX targets for the NCC Class 2 component of the Project.



## 5.4 City of Sydney Development Control Plan (DCP) 2012

Part 3 – General Provisions: 3.6 – Ecologically Sustainable Development supports the LEP in the identification of more detailed sustainability planning controls which include:

| Element   | Response   |
|---|--|
| 3.6.1 – Energy Efficiency in non-residential developments – Development is to be designed and constructed to reduce the need for active heating and cooling by incorporating passive design measures including design, location and thermal properties of glazing, natural ventilation, appropriate use of thermal mass and external shading, including vegetation. | Demonstrated through NABERS Commitments and design. Refer Section 5.1.3  |
| 3.6.2 – Water Efficiency in non-residential developments – to reduce the potable water consumption of the building, through a mixture of reduction and re-use   | Demonstrated through water initiatives documented in section 5.1.2, met through NABERS Water Design target   |
| 3.6.3 - Photovoltaic solar panels – To further reduce energy consumption and provide offsets  | Not appropriate for the development, given the shape and roof space available. Energy efficiency achieved in alternate methods listed in Section 5.1.3 |
| 3.6.5 - Materials and building Components – Encouraging the use of sustainable and low toxicity materials.  | Demonstrated through the documentation listed in Section 5.1.4   |

The sustainability initiatives in the design generally complies with and meets the performance requirements of the City of Sydney DCP, including:

- Efficient heating, ventilation and cooling (HVAC) systems,
- High performance building fabric,
- Efficient lighting systems including LED lighting with efficiency controls,
- High efficiency sanitary fixtures to reduce water usage and;
- Selection of sustainable materials for construction

The above ensure that the Project exceeds the requirements typically set out in the City of Sydney DCP.



## 5.5 Environmental Planning and Assessment Regulation 2000

The sustainability strategies already discussed will ensure that the ESD principles (as defined in clause 7(4) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*) will be incorporated in the design, construction and ongoing operation phases of the development. How these principles are included within the scope of the project and its initiatives are detailed below:

- **The precautionary principle**

There are no threats of serious or irreversible environmental damage associated with building the proposed development on the 50-52 Phillip street site as the land was previously developed. No threatened or endangered species are located on the land due to the previous development of the site.

The operation of the development and activities of its future occupants also do not expect to have any threats as the location is in the Sydney CBD. Careful evaluation to avoid damage to the environment during construction will be mitigated via strategies such as use of responsibly sourced materials.

- **Inter-generational equity**

The development maintains inter-generational equity through minimizing the consumption of resources whilst providing a space which will ensure the comfort and enjoyment of occupants into the future. The proposed development will ensure a lower demand for resources than a standard practice development by introducing several best practice energy and water conservation measures, as previously outlined.

All waste streams will be dealt with in ecologically safe methods; wastewater and storm water will be plumbed to the sewers or storm water drains as required by law. In addition, sewerage will be lower for this development compared with a standard practice development as low-flow fixtures and fittings will be used to reduce water consumption throughout the building.

- **Conservation of biological diversity and ecological integrity**

There is limited biological diversity on the current site due to the property being previously developed. The development will have no impact on the current level of biological diversity and ecological integrity as there is no landscaping on the current site.

The development will comply with overshadow requirements for the Royal Botanical Gardens.

- **Improved valuation, pricing and incentive mechanisms**

The proposed development will integrate a number of initiatives which aim to minimise pollution and other undesirable environmental outcomes. Contractors will be requested to provide and abide by an Environmental Management Plan and Environmental Management System which are in accordance with NSW Environmental Management Systems Guidelines or a similar standard.

The project will be built to excellent environmental procedures, including high waste diversion from landfill, low damage, noise and general pollution during construction.

The costs of producing the following pollution: sewage, landfill waste, and CO2 emissions are partially borne by the project team and accounted for in the sustainability initiatives. The development has voluntarily elected to:

- improve their water consumption efficiency;
- reduce their energy consumption, which means solutions to reducing CO2 emissions will be investigated during the design phase;
- recycle waste streams in the construction and operation of the project, which will cost more than standard practice where all material waste is directed to landfill.







## 6. Summary

Sustainability in design is set to be a fundamental driver for the 50-52 Phillip Street Hotel development, in line with the development's core vision, the project will aim to incorporate strategies and initiatives to ensure a sustainable outcome centred around well-being and resilience.

The initiatives outlined in this report are intended to be used as a design guide for the development. The specific initiatives that will be installed across the precinct will be determined throughout the development application stage for each individual building and will be subject to feasibility analysis, including that of the final use and layout. The initiatives are being designed to comply with the guidelines set out by the relevant authorities

The development's commitment to reducing the overall environmental impact is evident of the holistic approach taken to long-term sustainability. Documented initiatives cover a range of concepts including:

- Energy & Greenhouse Gas emissions reduction
- Potable water reduction
- Minimising waste to landfill.
- The indoor environment
- Occupant amenity and comfort
- Building Management practices
- Climate adaptation and resilience

The above is demonstrated through formal commitments to achieve the following:

- **4 Star NABERS Energy** with a Commitment Agreement certification
- **Exceed NCC 2019 Section J** energy benchmarks with a bespoke façade and services system design
- **Exceeding BASIX Requirements** for the NCC Class 2 component of the Project
- Design in line with **Australian Best Practice Environmental Initiatives**, using externally recognised frameworks
- Design to a **4 Star NABERS Water for Hotels Performance**, to demonstrate WSUD principals are met.

We trust this report provides a sufficient overview of the proposed development's commitments to environmentally sustainable design and the sustainability vision for the Phillip Street development.



Design with  
**community** in mind

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