

FROM: Alex Kobler

PROJECT: The Sandstone Buildings, Sydney

PROJECT NUMBER: SSDA 7484

DATE: 5 December, 2017

SUBJECT: Summary of Development Sustainability Requirements

SUMMARY

This statement has been developed to comment on the level of sustainable commitment required to be demonstrated by the Sandstone Precinct Development at 23-39 Bridge St, Sydney. The following amendments are requested to the DA conditions as are believed to be appropriate for the development:

Provided Draft DA Conditions:

- B27** Prior to the issue of a Construction Certificate, the Applicant is to provide documentation, prepared by a suitably qualified consultant, demonstrating that the development is capable of achieving a minimum 4 Star Green Star Design and As Built Rating to the satisfaction of the PCA.
- F4** The Applicant is to provide to the PCA and Secretary documentation confirming that:
 - a) the development has been designed and assessed in accordance with the Green Star Rating at least 12 months following the issue of the final Occupation Certificate; and
 - b) a minimum 4 Star Green Star Design and As Built Rating has been achieved at least two (2) years after practical completion of the project.
- G4** Within 24 months of the issue of the final Occupation Certificate, the Applicant is to obtain and provide to the Secretary the Green Building Council's certification that the development achieves a minimum # star Green Star Rating as required under Condition #.

Proposed Amended Conditions:

- B27** Prior to the issue of a Construction Certificate, the Applicant is to demonstrate that the development is capable of achieving a minimum equivalent 4 Star Green Star to the satisfaction of the PCA. No formal rating will be pursued.
- F4** N/A
- G4** N/A

The above proposed amendments to the conditions are described below to justify their appropriateness with specific reference to the Sandstones development.

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DRAFT DA CONDITIONS

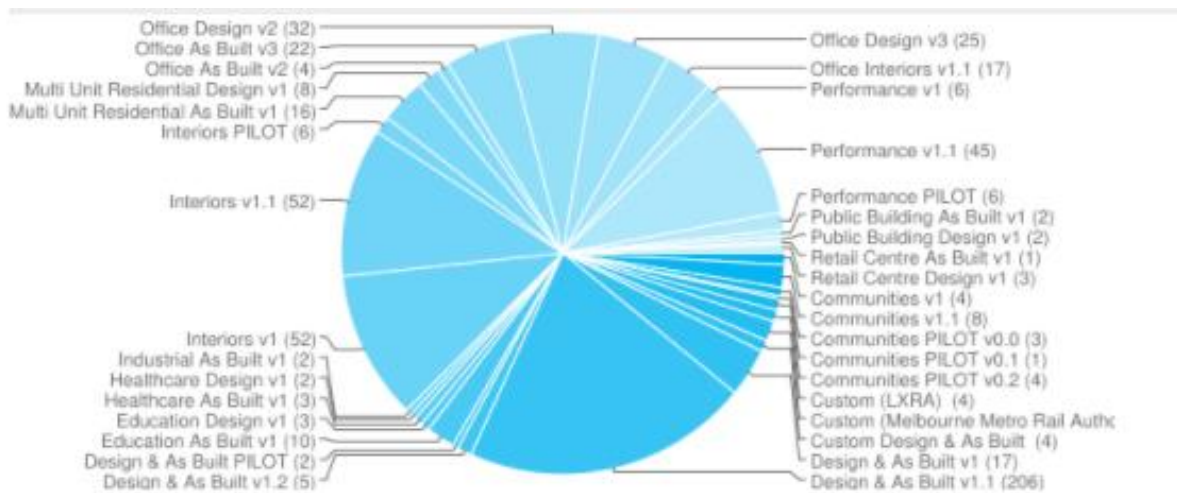
The draft DA conditions provided request that the applicant is to achieve a formal certified Green Star Rating. The City of Sydney DCP however has no such specific requirement. The DCP “encourages applicants to use an environmental rating tool, such as Green Star or any similar rating tool”. The following paragraph states an applicant would “voluntarily” propose a Green Star rating, confirming such a rating is not specifically required under the DCP.

Given the type of development, and the lack in flexibility in design, the design team propose the amended DA conditions are more appropriate for this development than the provided draft conditions. This is justified below.

GREEN STAR IN HOTELS

The current available Green Star tool is Design & As Built v1.2 Green Star however is generic in its application across all building types and has a noticeable bias towards the office market. Within this the tool is a base building tool, which excludes the works associated with fitout details.

The image below shows the use of the Green Star rating tool for formal registered projects across Australia. It can be seen historically and into today there are a number of tools specific to different building typologies, but no specific tool for hotels. As such, formally certifying a hotel development in Green Star is both uncommon and not specifically designed for the market.



In speaking with the GBCA, **there are no current certified Green Star Hotels in the Sydney CBD**. The tool does not strongly support this project typology. The only certified hotel in Australia is Geoncon’s Abode Hotel in Woden, Canberra.

While it is possible to register and attempt to rate a project under Design & As-Built v1.2, attempting to rate the hotel would see a number of challenges, with large spend and no realised value added to the project.

PRECEDENT PROJECTS

As outlined above, there are no precedent hotels that have achieved a Green Star rating in the Sydney CBD to date. This project is limited by its classification being a hotel and its heritage constraints. The below lists a small number of precedent projects that have recently achieved DA under the City of Sydney DCP.

Primus Hotel:

Primus Hotel is a heritage hotel in the original Sydney Water Board building. This development has upgraded the existing building, and converted it into a luxury hotel of international standard, while maintaining the art deco heritage. The development was not required to achieve a Certified Green Star rating.

9-25 Commonwealth St:

This DA Approved 32 level, 150 key hotel / 50 bed residential building is currently being developed in the City of Sydney. The DA conditions required the project show a high level of environmentally sustainable design, but did not require any formal rating. The team used Green Star as a metric to benchmark the performance of the site. No formal rating was required.

116 Bathurst St:

This DA Approved 36 level, 100 key hotel / 130 bed residential building is currently being developed in the City of Sydney. The DA conditions required the project show a high level of environmentally sustainable design, but did not require any formal rating. This development also had a number of heritage design considerations, to match the original design of Porter House.

286 Sussex St:

This DA Approved additional 80m building atop the existing plan. The building is a hotel and residential development. The hotel component of the development sought to demonstrate excellence through use of an internal document to benchmark sustainability relative to the specific requirements of the hotel. No formal rating was required.

PROJECT CONSTRAINTS

There are a number of constraints due to the heritage and unique nature of the project that make a Green Star rating for the Hotel Development significantly challenging in practice:

- The layout is in the greatest part set with no room for flexibility, due to the heritage nature of the project.
- The quality of the glazing is restricted to meet the heritage requirements dictated by council.
- The project's scope includes a full interiors package, which is normally outside the scope for a Green Star Project. This requires a significant amount of work in tracking delivery dockets and receipts. All the works are administrative and add no tangible environmental outcome to the end product.
- The heritage constraints exist on both the interior and exterior, limiting the architecture and services ability to influence positive environmental design.
- The only Green Star tool available is tailored specifically towards an office building. A number of credits have significant benefit in the office market, with no tangible benefit in the hospitality industry.

CONCLUSION

As outlined in this memorandum, it is the opinion of the consultant that the requirement for a formal Green Star rating is not an appropriate metric by which to assess compliance with Section 3.6 Ecologically Sustainable Development of the City of Sydney DCP. It also notes there is no DCP requirement to achieve a Formal Certified Green Star Rating in the City of Sydney DCP.

It is therefore proposed that a report demonstrating an equivalent 4 Star Green Star Rating could be achieved, through comparing the quality of the design.

Should you have any further queries, please do not hesitate to contact the undersigned.



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