

# 4.0 General Controls and Guidelines

## 4.2 Sustainability

Sustainability is at the forefront of all decision making affecting building design and construction at Sydney Olympic Park. The Environmental Guidelines for Sydney Olympic Park 2008 provides a thorough framework for achieving this, combined with the following controls.

To implement the Sustainability Planning Principle (see Section 3.3) and promote affordable fully integrated sustainable design throughout the Town Centre:

### 4.2.1 Controls

1. Engage an Ecologically Sustainable Design (ESD) consultant as a core member of the project team.
2. Connect all new development to Sydney Olympic Park's recycled water system for all approved uses of recycled water, including:
  - toilet and urinal flushing
  - irrigation of the parklands and gardens
  - fountains and water features
  - playing fields
  - fire fighting
  - construction
  - wash down and dust suppression
  - clothes washing (supply to washing machine only)
  - commercial air conditioning water cooling towers.

### Environmentally Sustainable Materials

3. Prioritise sustainable materials selection:
  - All Australian hardwood timber must be from certified sustainably managed plantation sources.
  - All fibreboard must be low emission medium density.
  - Use of fibreboard chlorine based products (including PVC) must be minimised.
  - Copper chrome and arsenic treated timber or imported native rainforest timber must not be used in any application (including formwork).

### Required Ratings

4. All development is to achieve the minimum ratings set out in *Table 4.1 Environmental Ratings*. The Authority will be working towards certification of Green Star Communities (6 star) within Sydney Olympic Park. The required ratings will assist in delivery of this outcome.

### Climate Change Adaptation

5. All future developments and project applications should consider the impacts as a result of climate change and include elements in building design and construction that specifically address these impacts consistent with the guidance provided in the Green Building Council of Australia *Green Star Design & As Built Guidelines*.

The Authority has commenced its risk assessment and will be developing a precinct Climate Change Adaptation Plan in line with the *Green Star Communities*.



*Solar blinds between double glazing reduce heat loads while providing daylight and views.*

Source: Christian Schittich 2004

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Table 4.1 Environmental Ratings

Development Type	Rating Scheme			
	Green Building Council of Australia	Minimum Rating	Additional Requirements	
	Version			
<b>Commercial Office</b>	Current version of: Green Star – Design & As Built	5 Star	New commercial and office buildings must also achieve a minimum 5.5 star NABERS Energy commitment.	
<b>Commercial Office (Design Competition Site)</b>	Current version of: Green Star – Design & As Built	6 Star	New commercial and office buildings must also achieve a minimum 5.5 star NABERS Energy commitment.	
<b>Office Interiors</b>	Current version of: Green Star – Interiors	5 Star		
<b>Retail Centre</b>	Current version of: Green Star – Design & As Built	4 Star	New retail centres must also achieve a minimum 5 star NABERS Energy commitment	
<b>Retail Centre (Design competition Site)</b>	Current version of: Green Star – Design & As Built	6 Star	New retail centres must also achieve a minimum 5 star NABERS Energy commitment	
<b>Public Buildings</b>	Current version of: Green Star – Design & As Built	4 Star		
<b>Healthcare</b>	Current version of: Green Star – Design & As Built	4 Star		
<b>Educational</b>	Current version of: Green Star – Design & As Built	4 Star		
<b>Mixed Use Developments</b>	Current version of: Green Star – Design & As Built	4 Star		
<b>Hotels</b>	Current version of: Green Star – Design & As Built	4 Star	New hotels must also achieve a minimum 5 star NABERS Energy commitment.	
<b>Hotel (Design Competition Site)</b>	Current version of: Green Star – Design & As Built	6 Star	New hotels must also achieve a minimum 5 star NABERS Energy commitment.	
<b>Residential</b>	Current version of: Green Star – Design & As Built	4 Star	New residential buildings must also achieve minimum BASIX targets of:	
			<b>BASIX Energy</b>	<b>Minimum Target</b>
			Single dwelling (detached and semi-detached)	60
			Low density (2-3 storeys)	55
			Medium density (4-5 storeys)	50
			High density (6+ storeys)	40
			<b>BASIX Water</b>	<b>Minimum Target</b>
All new dwellings	60			
<b>Residential (Design Competition Site)</b>	Current version of: Green Star – Design & As Built	6 Star	New residential buildings must also achieve minimum BASIX targets of:	
			<b>BASIX Energy</b>	<b>Minimum Target</b>
			Single dwelling (detached and semi-detached)	60
			Low density (2-3 storeys)	55
			Medium density (4-5 storeys)	50
			High density (6+ storeys)	40
			<b>BASIX Water</b>	<b>Minimum Target</b>
All new dwellings	60			