

Case Study City of Sydney – demonstrating environmental leadership



The City of Sydney is responsible for Australia's largest central business district. Covering a catchment of 26sq km, the City hosts 177,000 residents and takes in the commercial, financial and cultural hub of greater Sydney. Economic Activity (GDP) generated in the City of Sydney is approximately \$80 billion per annum.

Environmental leadership

As custodian of Australia's premier city, the City of Sydney is recognised as an environmental leader taking a key role in the push for greater community-wide sustainability.

The City has set targets to reduce carbon pollution in the local government area by 70 per cent by 2030, and to source 25 per cent of electricity from renewable energy sources by 2020.

In line with the City's strategic and leadership vision - *Sustainable Sydney 2030* - hundreds of partnership initiatives are being delivered together with local business and the community to transform Sydney to be the green, global and connected city of the future.

Offsetting emissions

As part of the City of Sydney's wider sustainability strategy, in 2008 it became the first carbon neutral government in Australia through energy efficiency, 100 per cent GreenPower purchase and accredited carbon offsets.

Delivering energy efficiency through CitySwitch

Also part of this sustainability strategy is the delivery of CitySwitch Green Office.

Administered by the City of Sydney, CitySwitch is run in partnership with capital city councils and state government agencies.

As of 2009, 177 tenancies across Australia covering over 1,000,000 sqm of office space had committed to the program.

Goals

- To reduce carbon pollution in the tenancy by at least 20% by 2012
- To reduce costs through energy savings
- To demonstrate environmental leadership and support the community to move to a low-carbon economy
- To prepare for future Government regulations with innovative programs to meet challenges of climate change



Signatory status

| | |
|--------------------------|--------------------------------------|
| Date joined CitySwitch | 14 January 2005 |
| Tenancy location | Town Hall House, Kent Street, Sydney |
| NABERS Commitment rating | ★★★★★ |
| Website | www.cityofsydney.nsw.gov.au |

Key outcomes

| | |
|---|---|
| Annual saving | Estimated at \$70,000 |
| Cost of investment | \$190,000 |
| Green CO ₂ savings per annum | Estimated 745 tCO ₂ e pa with new initiatives to increase this further |

Creating a more sustainable City of Sydney

Greening the City's properties

The greening of Council's properties began by tackling the top 20 per cent of these sites (which represent 80 per cent of the total property portfolio energy use), and mapping out and implementing an Energy Savings Action Plan.

Sixty per cent of the City's energy is consumed by its properties, including public facilities such as community centres and public pools.

Through initiatives such as better lighting and heating/cooling control systems the City has made enormous inroads into energy use and subsequent emissions across the property portfolio.

In Town Hall House alone, energy use has been reduced by 23 per cent, however the greening of this 1970s commercial office tower presented numerous challenges.

Challenges

Understanding how and when energy is used was a key step in fine tuning building operations.

Another challenge was communicating this energy use to all users to provide valuable feedback and in turn an opportunity for information sharing on how to reduce energy.

CitySwitch is a national tenant energy management program. Previously known as the 3CBDs Greenhouse Initiative, the program works with tenants to improve office energy efficiency, reducing the CO₂ emissions attributed to climate change.

Town Hall House Energy Savings Action Plan

Energy efficiency projects so far include:

- progressive installation of motion controls, occupancy and day-lighting sensors
- sub-metering of each floor for an understanding of individual business unit energy use
- use of energy efficient appliances and equipment in fit-outs
- retrofitting light fittings with high efficiency T5 lamps.

Communicating change

With Town Hall House housing around 1,000 staff members, ensuring staff take environmental considerations into every aspect of their work has also been central to energy efficiency success. Initiatives have included:

- communicating environmental initiatives via a staff e-bulletin
- educational posters on every floor
- monitoring and reporting on computer usage to empower staff to 'switch off'
- examining impacts of management practices to shape future improvements
- leading by example - through educational cycling initiatives, the 'Live Green' series of events and sponsoring of Earth Hour.

"The City of Sydney has a responsibility as custodian of Australia's largest CBD to take the lead on the serious issue of climate change. Effective partnerships at the local level, like CitySwitch make a real contribution to addressing global climate change, while providing financial savings to the businesses that take their environmental responsibility seriously."

Clover Moore MP
Lord Mayor of Sydney

Sustainable Sydney 2030

Looking to the future, the City aims to remove its dependence on coal-fired electricity and increase its capacity to produce low carbon energy.

Part of this vision includes a commitment to projects such as cogeneration and trigeneration (low carbon zones) in its own tenancy, to be then implemented across the property portfolio and local government area.

Get involved

Visit www.cityswitch.net.au for more information or call the CitySwitch Program Manager in your state. Contact details are listed on the website.

CitySwitch Partners



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