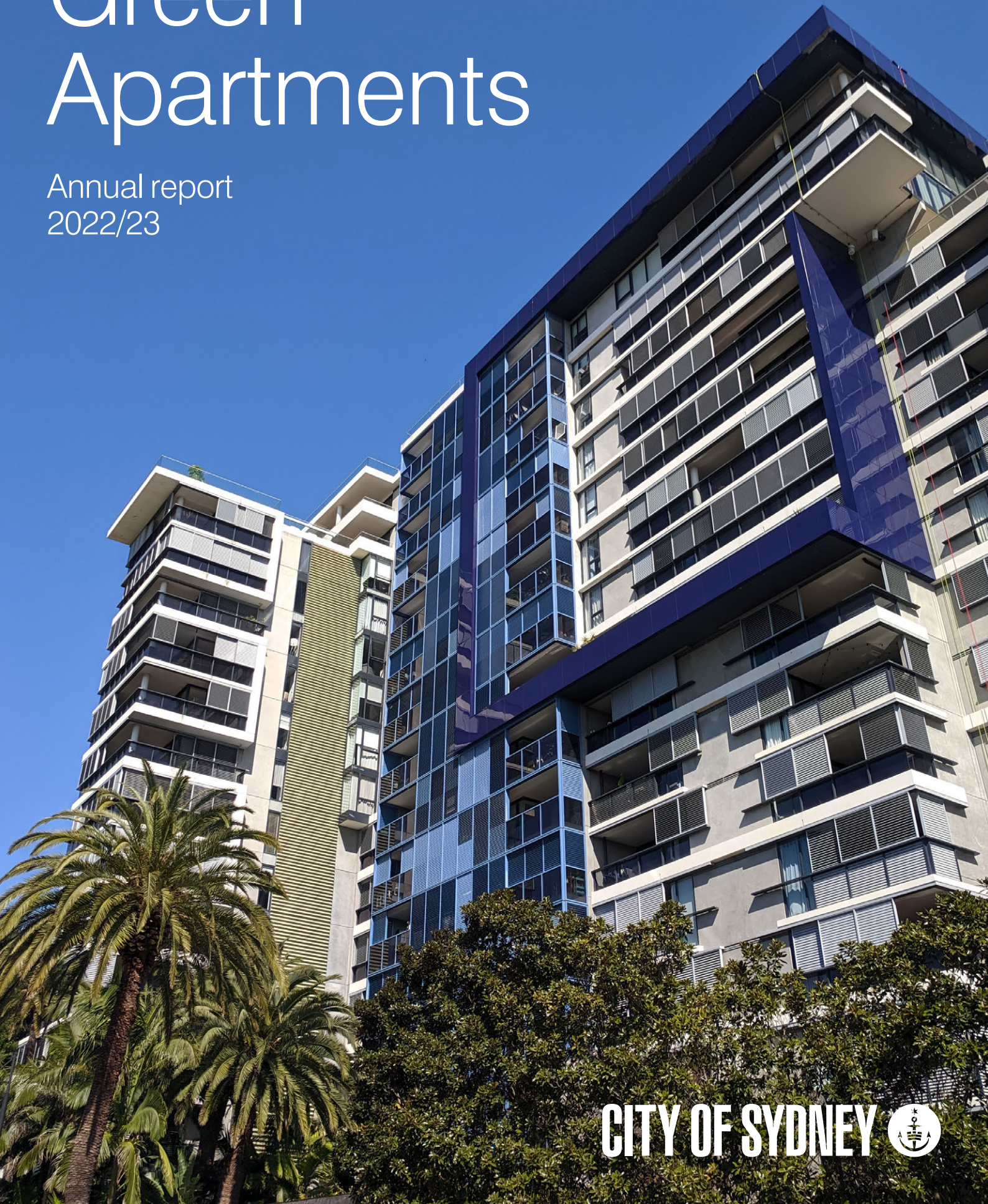


# Smart Green Apartments

Annual report  
2022/23



**CITY OF SYDNEY**



# Welcome

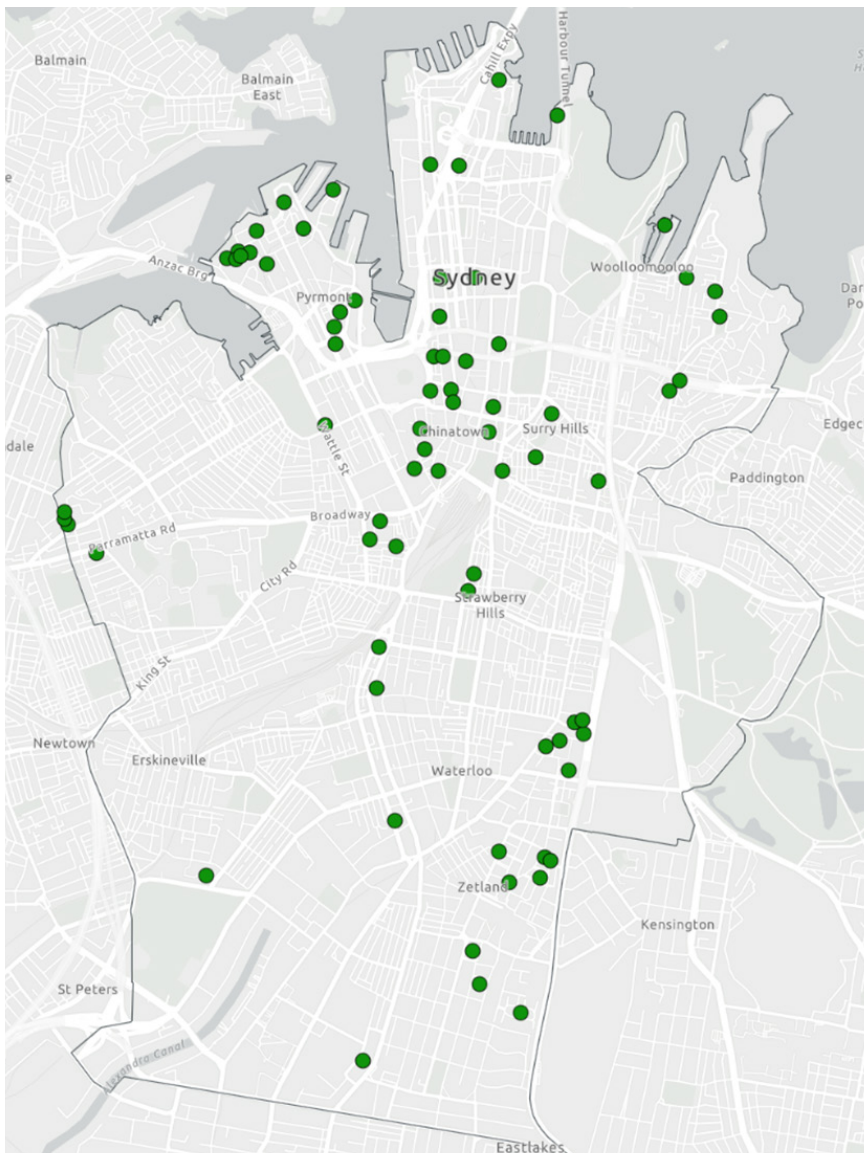
**Smart Green Apartments works with owners, strata and building managers to improve the environmental performance and resilience of apartment buildings in the City of Sydney's area.**

We're working to get to net zero emissions by 2035. Most of the carbon emissions in our local area come from buildings and more than 80% of our residents live in apartments.

To reach net zero emissions, it's important we help the communities living in apartments. A more sustainable, efficient building is also a healthier building for residents.



Location of all Smart Green Apartments buildings 2016-2022



## Program achievements to date



**54,048 tonnes of CO2 avoided. This is equivalent to 1,659 plane trips from Sydney to Melbourne**



**\$9,664,904 lifetime savings**



**\$851,517 invested in solar projects**

# Highlights



Strata committee members from the Amara building in Alexandria

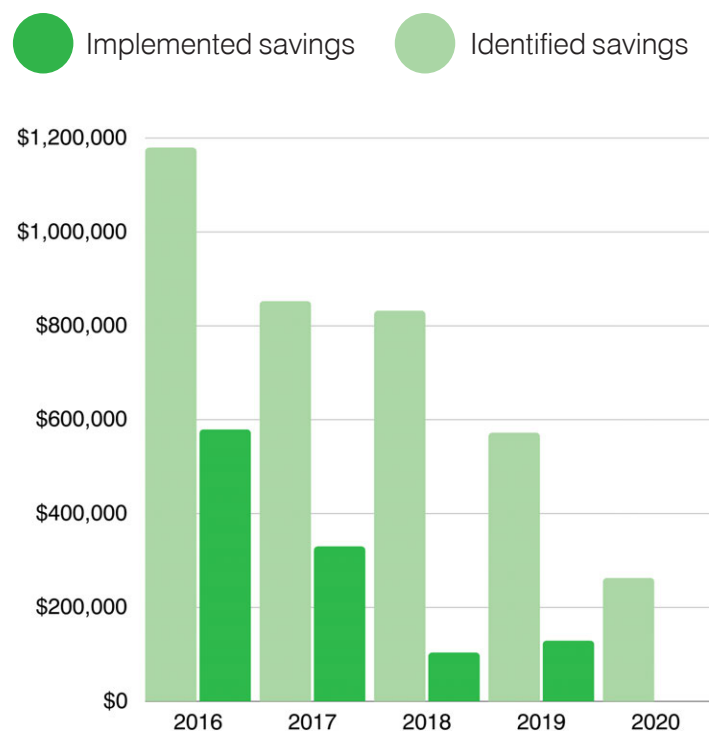


Strata committee members from the The Distillery apartment building in Pyrmont

## Overview

We've worked with **270** buildings. This includes **16,407** apartments. On average, we've identified buildings can reduce their energy use by **30%**. This means a yearly cost saving of **around \$38,000**. Owners corporations have invested a total of **\$4.6 million** in sustainability upgrades since 2016.

## Identified versus implemented yearly savings



# Participants

## Goldsbrough, Pyrmont

**Goldsbrough has 526 apartments and joined our program in its pilot year. The building reduced energy costs by 40% by:**

- upgrading lights in common areas with LEDs
- replacing electric boilers with heat pumps
- installing variable speed drives on pumps and upgrading lifts
- installing a huge 176kW solar power system, including 391 panels.

“The synergy between the strata committee and building management has led Goldsbrough to change, adapt and evolve into what Ed Truscott, house committee chair, described as ‘a lighthouse for the future of residential buildings’.”

**Gary Binskin, senior facilities manager.**



## Caley, Redfern

**Caley has 97 apartments and joined our program in 2018. It reduced energy bills by 60% by:**

- LED sensor upgrade in car park, bin rooms and corridors
- installing 29kW solar panels
- upgrading the hot water system
- major recycling and waste management program.

“All of these initiatives, while reducing our environmental footprint, have increased the value of our homes and represent and demonstrate how even city-based residents who live in medium density apartments can make a difference!”

**Strata committee, Caley**



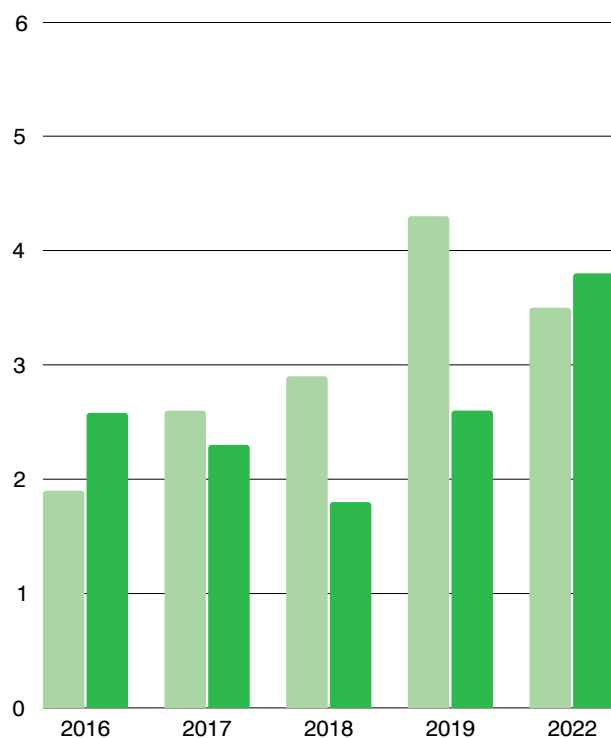
# NABERS

(National Australian Built Environment Rating Systems)

## Average NABERS star rating of participants 2016 to 2022

● NABERS Water
 ● NABERS Energy

NABERS Rating



Each participating strata plan in our program receives first year NABERS energy and water ratings, along with an energy action plan with costed, recommended improvements.

These include:

- efficiency upgrades
- electrification opportunities (including EV charging)
- onsite and offsite renewables options

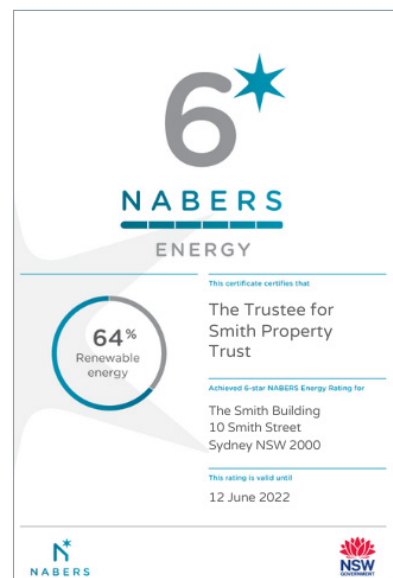
This information enables owners corporations to make informed decisions on how to improve their buildings.

**NABERS accurately measures and helps communicate the environmental performance of buildings.**

It provides a rating from one to 6 stars for building efficiency across energy and water.

Since our program began in 2016, our participants' ratings have increased by 1.6 and 1.3 stars for NABERS Energy and NABERS Water, respectively.

NABERS released the Renewable Energy Indicator (REI), pictured below, in the last year. It displays the portion of a building's energy that comes from a renewable source.



# Renewables & electrification



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## Solar Achievements

- \$851,517 invested in solar projects
- 732kW of solar technology approved or installed
- 1 in 5 of recommended solar projects were installed



Rooftop solar on The Galleria apartment building

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## GreenPower

We identified our 2022 cohort can save up to 4,928 tonnes of CO<sub>2</sub> by switching to GreenPower.



Altair building manager, Mario, with an electric vehicle charger

# Waste & recycling



Waste and recycling bin audit



City of Sydney provides bins for the food scraps recycling service

Every building in our program receives a waste and recycling visit. We identify ways to improve recycling infrastructure. This might include better signs, inducting new residents on recycling facilities and offering more recycling streams, such as food scraps and textile recycling.

Simple changes, like installing effective bin signs, can increase recycling rates by 14%.

So far, 47 participating buildings are taking part in the City of Sydney's food scraps program.

# Got questions?

We'd love to help you. Contact us at  
[sustainableapartments@cityofsydney.nsw.gov.au](mailto:sustainableapartments@cityofsydney.nsw.gov.au)