green building council australia

Building a sustainable future

City of Perth
GPO Box C120
PERTH WA 6839

Submitted via email to: environment@cityofperth.wa.gov.au

28 August 2015

RE: CITY OF PERTH DRAFT ENVIRONMENTAL STRATEGY

Thank you for the opportunity to provide comment on the *Draft Environment Strategy 2015-2031 (the Strategy).* The Green Building Council of Australia (GBCA) commends the City of Perth (the City) on *the Strategy* which has been developed to assist the City achieving excellence in the management of environmental responsibilities and opportunities to enable a sustainable future for the Local Government Area (LGA). The GBCA commends these initiatives and welcomes the opportunity to assist the City in meeting the desired outcomes.

About the GBCA

As you are aware, the GBCA is the nation's authority on sustainable buildings, communities and cities. Our mission is to accelerate the transformation of Australia's built environment into one that is healthy, liveable, productive, resilient and sustainable. We work together with industry and government to encourage policies and programs that support our mission. We educate thousands of people each year on how to design and deliver sustainable outcomes for our buildings, communities and cities. We operate Australia's only national voluntary and holistic rating system for sustainable buildings and communities – Green Star.

The Green Star rating system

The first Green Star rating tool was released in 2003 in response to market demand for a rating tool that would evaluate the sustainable design and construction of buildings as well as establish a common language for buildings. Green Star rating tools can be applied to almost all building types. Over 990 projects have now achieved Green Star certification across Australia, with a further 320 projects registered. There are currently over 190 Green Star – certified projects in Western Australia (WA) including two Green Star – Communities projects and the City's own Affordable Housing project which has registered to achieve a 4 Star Green Star – Multi Unit Residential As Built rating. (This affordable housing project is a three storey, 48 unit affordable housing project, consisting of 24 one-bedroom and 24 two bedroom dwellings). Once certified, this will be the City's first Green Star-certified project; a great example of leadership and hopefully a catalyst for further Green Star-certified projects in the LGA.

This submission provides an overview of how the Green Star building rating tools (Green Star – Design & As Built, Green Star – Interiors and Green Star – Performance) can assist in achieving the outcomes of the five focus areas identified in *the Strategy*: Environmental Sustainability and Health, Climate Response, Energy Resilience, Water Wise City and Waste Conscious City.

ABN 43 100 789 937
Phone +61 2 8239 6200
Fax +61 2 8252 8223
Email info@gbca.org.au
Address Level 15/179 Elizabeth Street
Sydney NSW 2000
Postal PO Box Q78 QVB NSW 1230
Website gbca.org.au

The Green Star rating system is designed to take an holistic approach within each class and building sector, addressing nine categories in total; Management, Indoor Environment Quality (IEQ), Energy, Water, Materials, Land Use and Ecology, Emissions, Transport and Innovation and defining 'best practice' in each.

In 2013, The GBCA released the *Value of Green Star: A Decade of Environmental Benefits* report. The report investigated the overall impact of Green Star certified projects on greenhouse gas emissions, operational energy usage, operational water consumption, and construction and demolition waste. Key findings of the report found that on average, Green Star-certified buildings produce 62 per cent fewer greenhouse gas emissions, use 66 per cent less electricity than average Australian buildings, use 51 per cent less potable water than if they had been built to meet minimum industry requirements and recycled 96 per cent of their construction and demolition waste. A copy of the key findings report is included with this submission.

Environmental Sustainability and Health

Within this focus area, it is identified that the Community Target be that *all new buildings and public realm in the city designed with environmentally sustainable design principles.* In October 2014, the GBCA launched Green Star – Design & As Built. Green Star – Design & As Built has been developed to rate the design and construction of any building including offices, public buildings, retail centres, aquatic centres and multi unit residential buildings. Independent verification provided by Green Star certification identifies projects that have demonstrated the achievement of a set of industry-agreed best practice sustainability benchmarks. Green Star – Design & As Built can provide the means for measurement and independent verification for all new buildings being designed with environmentally sustainable design principles. The GBCA would be pleased to work with the City to explore how commitment to Green Star certification can be encouraged for projects within the LGA.

In 2013, the City of Gosnells achieved its first Green Star rating for the City's Civic Centre Redevelopment. The City planned a five year payback period for the Green Star investment and this was achieved within four years. The improved indoor environmental quality has helped the City improve productivity as well as attract and retain staff who want to work in a healthy and sustainable workplace. A copy of the Civic Centre Redevelopment project case study is included with this submission.

Climate Response

This focus area identifies that the City Operational Target is for *all City of Perth Asset Management Plans incorporate climate response considerations.* Within Green Star – Design & As Built, the Management category encourages and rewards the adoption of practices and processes that enable and support best practice sustainability outcomes throughout the different phases of a projects design, construction and ongoing operation. Through this category, Green Star – Design & As Built intends to improve a project's sustainability performance by influencing areas where decision-making is critical.

Man - 4 Adaptation and Resilience credit aims to encourage and recognise projects that are resilient to the impacts of a changing climate and natural disasters. Within this credit, points are available with the implementation of a Climate Adaptation Plan.

Energy Resilience

The Energy Resilience focus area identifies that the City of Perth Operational Target is to *reduce operational emissions by 30 per cent on 2011 baseline.* The GBCA supports initiatives that aim to improve energy efficiency and decrease greenhouse gas emissions associated with the built environment. Within the Green Star rating tools for buildings, the Green Star Energy category targets overall reductions to energy consumption and the greenhouse gas emissions associated with energy production. A reduction in energy use can be readily achieved through the design and construction or refurbishment of a building.

Energy monitoring can also provide facilities managers with the tools to identify energy use patterns and reduce consumption by implementing effective energy management strategies.

Ene–2 Energy sub-metering credit aims to encourage and recognise the installation of energy sub-metering to facilitate ongoing management of energy consumption. Within the credit, one point can be achieved where sub-metering is provided for substantive energy uses within the building and there is an effective mechanism for monitoring energy consumption data.

In Perth, the Australian Institute of Management (AIM) Katitjin Centre, achieved a 6 Star Green Star – Education Design v1 rating. The project achieved points in the Energy category in a number of ways including smart site orientation. This allows the Katitjin Centre to benefit from high levels of daylight penetration whilst also reducing the buildings thermal loads. A copy of the Katitjin Centre case study is included with this submission.

Water Wise City

The Water Wise City focus area, identifies that the City of Perth Operational Target is *reduce scheme water use in the City of Perth operations by 15 per cent and increase use of alternative water sources.* The Green Star – Design & As Built Water category aims to encourage and reward initiatives that reduce the consumption of potable water through measures such as the incorporation of water efficient fixtures and building systems and water re-use. Reductions in operational water consumption may be achieved through maximisation of water-efficiency within a project, as well as through the utilisation of reclaimed water sources.

Wat-1 Potable Water credit aims to encourage building design that minimises potable water consumption in operations. Within this credit points are available based on the magnitude of the predicted reduction on potable water consumption or where it is demonstrated that the buildings potable water consumption has been reduced though best practice water saving design features.

The City of Gosnells achieved a 6 Star Green Star Public Building Design rating for the Mills Park Community Facility in 2015. Prone to hot dry summers, it is no surprise that water-saving measures are part of the Mills Park redevelopment. Waterless urinals, low-flow taps and toilets combine with water-efficient native landscaping and a 50,000 litre rainwater capture and storage system to save up to 250,000 litres of potable water each year. The design is expected to use up to 70 per cent less water than comparable developments. A copy of the Mills park Community Facility case study is included with this submission.

Waste Conscious City

The Waste Conscious focus identifies the City's Operational target is to *achieve 65 per cent recovery of municipal solid waste, 70 per cent recovery of commercial and industrial waste, and 75 per cent recover of construction and demolition waste by 2020.* The Green Star – Design & As Built Materials category aims to address the consumption of resources within a building construction context, by encouraging the selection of lower-impact materials. The category also encourages absolute reductions in the amount of waste generated or the recycling of as much of the waste generated as possible.

Mat-4 Construction and Demolition Waste credit aims to reward projects that reduce construction waste going to landfill by reusing or recycling building materials. Within this credit one point is available where it is demonstrated construction waste going to landfill is reduced by either: minimising the total amount of waste sent to landfill; or diverting a significant amount of waste from going to landfill as a proportion of waste generated. *The Value of Green Star* report identified that 37,600 truckloads of construction and demolition waste has been diverted from landfill due to good waste management practices when constructing Green Star-certified buildings.

The GBCA is keen to work with the City to find ways to encourage new buildings and fitouts to go beyond minimum standards and deliver buildings and tenancies that meet best practice benchmarks or higher. While the market has proven that Green Star-certified

buildings achieve better returns and lower vacancy rates, the GBCA looks forward to working with the City to consider ways in which going beyond minimum practice and achieving Green Star certification can be encouraged and rewarded.

The GBCA commends the work the City of Perth has undertaken on the draft *Environment Strategy 2015-2031* and would be happy to contribute to any further consultation. The City demonstrates great leadership in sustainability through its work on developing policies and guidelines such as this *Strategy* and the *Energy Resilient City Strategic Directions Paper* supporting and encouraging sustainable development within the City, and also through its membership of the GBCA. Please do not hesitate to contact me by phone on 02 8239 6200, or via email at luke.farr@gbca.org.au, for further information, or to arrange a meeting.

Yours sincerely

Luke Farr
Advocacy Coordinator – Local Government
luke.farr@gbca.org.au

The Value of Green Star:

A Decade of Environmental Benefits
Research Key Findings

May 2013

greenstar Developed by the Green Building Council of Australia

Executive Summary

Since the launch of the Green Star rating system in 2003, hundreds of buildings around the country have been independently certified for their sustainable design and construction using Green Star rating tools.

While much evidence of the positive effect of Green Star at the individual building level has been collected over the past ten years, until now, no comprehensive quantitative research has ever been conducted into the overall impact of Green Star on Australia's built environment.

In late 2012, the Green Building Council of Australia (GBCA) conducted a study of data from Green Star-certified buildings in order to quantify the overall impact of the rating system on greenhouse gas emissions, operational energy usage, operational water consumption and construction and demolition waste.

The study compared data from 428 certified project submissions with standard or minimum practice benchmarks. The methodology and findings have been peer-reviewed for accuracy by independent consulting firm Net Balance.

A summary of the key findings of the study are provided overleaf. The research is ongoing, with aggregated results to be published annually.

For more information on research methodology and to download the full Green Star: A Decade of Environmental Benefits research report, please visit: www.gbca.org.au and go to the Resources section.

Brookfield Place - 5 Star Green Star - Office Design v2

Key Findings

- On average, Green Star-certified buildings produce **62% fewer greenhouse gas emissions** than average Australian buildings.
- On average, Green Star-certified buildings produce **45% fewer greenhouse gas emissions** than if they had been built to meet minimum industry requirements.
- On average, Green Star-certified buildings use **66% less electricity** than average Australian buildings.
- On average, Green Star-certified buildings use **50% less electricity** than if they had been built to meet minimum industry requirements.
- On average, Green Star-certified buildings use **51% less potable water** than if they had been built to meet minimum industry requirements.
- The cumulative savings in greenhouse gas emissions from Green Star-certified buildings equates to **172,000 cars removed from our roads**, when compared to average Australian buildings – that is 625,000 tonnes CO_2 per annum.
- Green Star-certified buildings save enough potable water to fill **1,320 Olympic swimming pools every year** – that is, over 3,300,000 kL per annum.
- On average, Green Star As Built-certified buildings **recycled 96% of their construction and demolition waste.**
- Since Green Star's introduction to the market in 2003, more than **5.5 million square metres of building area have been Green Star-certified.**
- Green Star-certified buildings **save the equivalent of 76,000 average households' electricity use annually.**
- **37,600 truckloads of construction and demolition waste has been diverted from landfill** due to good waste management practices when constructing Green Star-certified buildings.
- **The higher the Green Star-certified rating of a building (4, 5 or 6 star) the greater the environmental savings** across all key areas – greenhouse gas emissions, energy use, water consumption, and construction and demolition waste.

CITY OF GOSNELLS CIVIC CENTRE REDEVELOPMENT PROJECT

IMAGE
City of Gosnells Civic Centre Redevelopment Project
5 Star Green Star - Office Design v2

PROJECT DATA

Owner

City of Gosnells

Location

2120 Albany Highway, Gosnells, WA

Council Size

The City of Gosnells is the fifth largest municipality in metropolitan Perth, covering an area of 127 square kilometres with more than 105,000 residents.

Project area

4,500 square metres of office space with a further 500 square metres of civic space including council chamber, function rooms, meeting rooms and dining area.

PROJECT TEAM

Project team

City of Gosnells project team

Architecture and design

Christou Design

Green Star Accredited Professional

Kellogg Brown Root

Specialist Green Star advice

Aecom

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5 greenstar

Office Design v2 2010

The project at a glance:

- 5 Star Green Star – Office Design v2
- Sustainability 'premium' of just $750,000, or 3 per cent, on a $26 million project
- Predicted payback period of five years for the Green Star investment
- Water use reduced by 35 per cent compared to similar sized buildings
- Energy use reduced by over 315,000kWh each year, equivalent to taking 43 cars off the road.

The City of Gosnells has achieved a 5 Star Green Star – Office Design v2 rating for the retrofit of its Civic Centre. In doing so the City has demonstrated its commitment to sustainability and shown that even buildings constructed during the 1970s can be given an environmental and economic overhaul.

Paul McAllister, Project Manager, City of Gosnells, explains: "Initially we thought the age of the building would make a sustainable retrofit unviable, however for an additional cost of 3 percent, a sustainable makeover was the only responsible option."

The council expects a five year payback period on the extra outlay of $750,000 demonstrating that building green is a smart financial decision. As McAllister points out: "We have a commitment to fiscal responsibility for our rate payers. That's why we decided to build green."

The sustainable transformation means the Civic Centre is now future-proofed to withstand tighter environmental legislation, the rising cost of utilities and the introduction of a price on carbon. Its energy and water saving features will reduce bills, while the improved indoor environment quality is helping the City improve productivity as well as attract and retain staff who want to work in a healthy and sustainable workplace.

The City of Gosnells' Civic Centre demonstrates that smart, sustainable design is not the preserve of large, expensive developments. The council's 5 Star Green Star rating is positive proof that low-technology design principles and a modest budget can produce a leading-edge green building.

WHAT CITY OF GOSNELLS ACHIEVED:

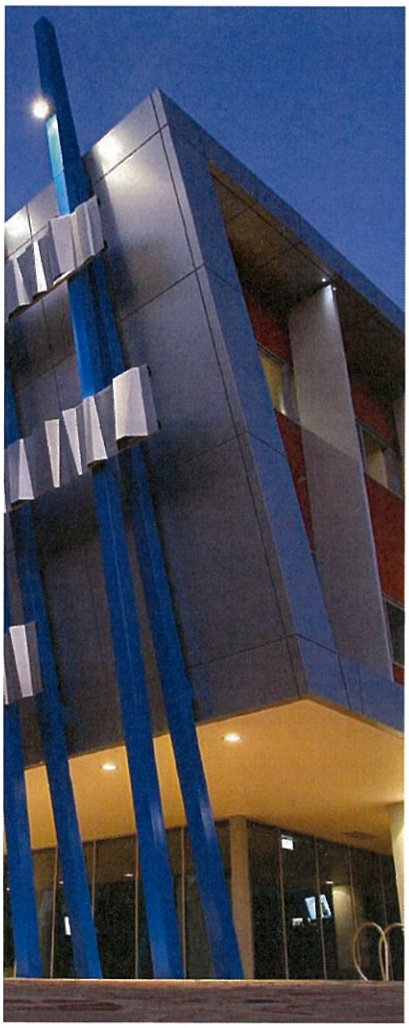
MANAGEMENT

During the retrofit of the Civic Centre, a comprehensive building users' guide was created to help the occupants understand how to interact with the building, and to help the building managers identify and fix problems quickly. This will ensure that the City of Gosnells' building maintains the highest possible level of performance.

ENERGY

The council has installed a thermal energy storage tank in the building which will store 'cool' energy in the form of ice. It is charged overnight to avoid peak energy tariffs (thereby saving the City money), with the cool energy then released during the day, reducing the City's reliance on traditional air conditioning. Overall the building is expected to reduce energy usage by 315,878 kWh each year – equivalent to taking 43 cars off the road for an entire year.

The Civic Centre also uses solar energy to heat water for domestic use within the building, a measure which has reduced gas usage by 55 percent alone.



INDOOR ENVIRONMENT QUALITY

The OECD's Environmentally Sustainable Buildings report argues that health problems from indoor air pollution are now one of the most acute problems related to building activities. CSIRO modelling based on US research into the effects of indoor environment quality on health and productivity has found that potential annual savings in Australia could be as much as AUD$21 billion each year.

The City of Gosnells was determined to provide a healthier, happier and more productive working environment for employees – and that meant reducing internal noise levels and maintaining a comfortable temperature for employees.

The Civic Centre also minimises staff exposure to volatile organic compounds (VOCs), which are linked to Sick Building Syndrome, by specifying low-VOC paints and carpets. This will provide a healthier workplace and support the City of Gosnells' goal of becoming the local government employer of choice in Western Australia.

WATER

Water-efficient fittings and fixtures, as well as a rainwater tank used to flush toilets, have been installed to reduce water use. These measures will cut the City's water use by 35 per cent each year saving 840,000 litres of water, equivalent to the water in nearly 17 average size backyard swimming pools, from being flushed down the drain each year.

EMISSIONS

Stormwater is collected and filtered on site before it enters the Canning River. This will improve the health of the river by reducing runoff contamination and will help reduce the need for extra in-ground stormwater infrastructure in the future.

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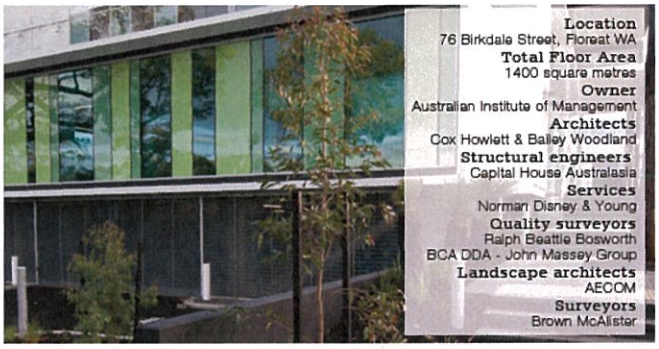
Australian Institute of Management, Katitjin Centre

Green Star / Green Star Projects / Green Building Case Studies MON 19 SEP 2011



The project at a glance:

- 6 Star Green Star - Education Design v1 rating representing 'World Leadership' in sustainable design
- $12 million project, 10-15% sustainability premium
- Energy neutral, producing as much energy as is consumed in operation
- More than 80% of construction waste reused or recycled
- World-leading indoor environmental quality for enhanced learning.

The Australian Institute of Management's (AIM) new building, the Katitjin Centre in Western Australia, is a high-performance, environmentally-friendly educational facility representing AIM's investment in a sustainable future.

The Centre is emissions-neutral, meaning it produces as much energy in operation as it consumes. It also features a number of water-efficient features, such as a 42KL rainwater tank for toilet flushing and a 'xeriscape' garden - a method of landscape design that minimises water usage. Coupled with an emphasis on excellent indoor environment quality, the Katitjin Centre is not only better for the environment, but will improve student health and learning outcomes.

The design team recognised that thinking green from the outset would allow significant sustainability initiatives to be realised for minimal cost. The appropriateness of this approach was confirmed early on, as Executive Director Patrick Cullen explains. "During the tender stage, we put out options for both a 5 Star and a 6 Star rating. There was relatively little financial difference between the two, reinforcing our desire to target the higher 6 Star Green Star rating."

According to Fred Chaney, Project Director at Cox Howlett and Bailey Woodland: "The Katitjin Centre was always going to be a sustainable building. What we needed was a credible benchmark to substantiate the outcomes and ensure a higher level of rigour in the design and delivery process. In Australia, Green Star is that benchmark."

So, was the effort to achieve the Green Star rating worth it?

"Definitely," is the enthusiastic answer from NDY's Director, Darrel Williams. "The process of achieving the 6 Star Green Star rating, while challenging, has been a positive experience. The Green Star process has added quantifiable value to the project by providing the project team with a means to formally audit and benchmark the building's sustainable credentials."

To achieve a Green Star 'Design' rating requires a commitment to innovation and a holistic approach to green building design. AIM is now seeking a 6 Star 'As-Built' rating for the project, which will confirm that the sustainable design intentions were implemented during the construction process.

"As a premier learning institution, AIM prides itself on achieving measurable outcomes," says Patrick Cullen, AIM's Executive Director. "Our decision to seek a 6 Star As Built rating, in addition to the 6 Star Design rating, demonstrates that ethos, as we'll have a building which is not only designed to world leadership sustainability benchmarks, but also constructed to that level."

To achieve its 6 Star Green Star rating, the Australian Institute of Management was awarded a range of points under each of the nine Green Star categories.

Energy

The Katitjin Centre is designed to have exceptional energy performance, producing as much energy as it uses, with passive design the critical factor in achieving emissions neutrality.

Smart site orientation allows the Katitjin Centre to benefit from high levels of daylight penetration while also reducing the building's thermal loads. This means the air-conditioning and ventilation system doesn't need to work as hard, and the lighting system is only used sparingly, which reduces demand in two traditional areas of high energy use. This orientation, coupled with highly efficient systems, allows the Centre's remaining energy requirements to be met by the installed solar array. "The energy performance is above and beyond what we expected," NDY's Darrel Williams explains. "It demonstrates how far good design can push building performance."

Better yet, it effectively eliminates the Centre's power bills. As Patrick Cullen elaborates: "AIM will derive a major financial benefit from this investment. Our running costs will be reduced and we'll have protection against future increases in energy prices. Plus, by achieving zero net emissions, we are doing our bit to help combat climate change."

Indoor Environment Quality

The direct link between indoor environment quality (IEQ) and better educational outcomes made this a key driver for the project. Features include a ventilation system which delivers high levels of fresh air, improving both air flow and quality; paints and carpets with low or no volatile organic compounds, providing healthier classrooms; and an environmental design which improves natural light levels and enhances learning outcomes.

Aside from the improved health and learning outcomes, AIM wanted its green building to capture the hearts and minds of state and national decision makers who pass through its doors. The Katitjin Centre will allow them to see, touch, feel and operate in a world-leading 6 Star Green Star building. As Patrick Cullen notes, the facility will "provide a tangible experience that will equip our clients with the knowledge, enthusiasm and confidence that green buildings are possible, practical and can deliver real benefits to users."

Water

Perth's infrequent summer rains, sandy soil that prevents landscaped grounds from retaining water, and lack of water-saving culture means it currently has the highest water consumption in Australia. A 2011 report by the National Water Commission found Perth households use an average of 276KL of water a year - double that of Melbourne and Brisbane.

The Katitjin Centre is making a solid contribution to WA's water-wise future. Efficient fixtures and fittings have reduced the Centre's water consumption and the water harvesting system is designed to meet 100 per cent of average monthly demand for the toilets and urinals.

Management

The Katitjin Centre achieved all the Management category credits, despite unique challenges due to the project's location. The Waste Management credit was a particular hurdle. According to Darrel Williams, "there was a real lack of local infrastructure and experience in this area. AIM was supportive, though, so we worked closely to develop a joint strategy with the contractor. By practical completion, the contractor reported more than 80 per cent of demolition and construction waste was re-used or recycled - an exceptional result in WA."

The last word goes to AIM's Executive Director, Patrick Cullen, who praises the Green Star process for providing "an additional level of rigour in the design and delivery of the Katitjin Centre. Most importantly it has provided a common metric and language for the project team to apply during the design and construction, as well as external validation and auditing of the building's sustainability credentials."

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Mills Park Community Facility

Green Star / Green Star Projects / Green Building Case Studies FRI 24 JUL 2015

> **Green Star has provided a robust, trusted framework to measure and verify our success in designing an environmentally sustainable space which will also prove economically sustainable in the future.**

- Ian Cowie, Chief Executive Officer, City of Gosnells

The City of Gosnells' **Mills Park** redevelopment brings sustainability to the people. Achieving Australia's first 6 Star Green Star – Public Building Design v1 rating in March 2015, the community facility represents 'World Leadership' in sustainable civic infrastructure design. The facility features a new community hall and function centre for 300, commercial kitchen and café, meeting rooms and activity spaces, an indoor play space for children's parties, a clubroom and changing rooms for sporting groups, as well as office space for staff. Incorporating a range of outdoor recreation areas, Mills Park will connect local residents, protect the environment and engage the community for decades to come.

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6 greenstar
Public Building Design v1 2015

Leading by example

The decisions made when planning and delivering public spaces can make or break a council's bottom line, not only when it comes to up-front capital costs, but also in terms of operational spending.

"The City of Gosnells received its first Green Star rating for the sustainable retrofit of its Civic Centre back in 2010. The project allowed us to achieve incredible efficiencies for a relatively small financial outlay and demonstrated the vital role that sustainable buildings play in securing our city's future – both environmentally and financially," says Chief Executive Officer, Ian Cowie.

"We saw Mills Park as an opportunity to go even further. The inclusion of sustainable features that would reduce our ongoing operating costs for a minimal capital premium was an important design brief deliverable."

Such a measured approach to the facility's design means Mills Park will save huge amounts of energy and emissions in operation, and cost far less to run than comparable facilities.

Annual energy consumption is expected to be up to 370 megawatt hours lower than a comparable standard building – the equivalent of the energy needed to power 56 homes. Passive architecture combined with low-energy lighting and heating, air-conditioning and ventilation systems will reduce the energy needed to power the development by up to 30 per cent, while a 300 kilowatt solar panel array will supply up to 15 per cent of the main building's annual requirement with renewable solar energy. Together, these measures will save the City of Gosnells up to $145,000 in utility costs year on year.

"To deliver projects like this we have to spend ratepayer dollars, and making sure that we do so responsibly is something that Council takes very seriously. Green Star has provided a robust, trusted framework to measure and verify our success in designing an environmentally sustainable space which will also prove economically sustainable in the future," Mr Cowie explains.

Community connections

The City aimed to make Mills Park a space that can be used by the whole community. The location and design of the community and sporting facilities integrates with existing walking, cycling and public transport networks, and will actively encourage more sustainable transport choices.

Train and bus timetables will be displayed in the main foyer on an interactive learning display and designated transport stops are located nearby. Parking priority is assigned to small vehicles, and cyclists are well catered for, with secure bike storage provided.

"Mills Park isn't just about designing and building a green facility – it's also about engaging the community in a meaningful conversation about sustainability, and actively demonstrating how we can live greener as a community," says Mr Cowie.

Water wise

Prone to hot dry summers, it's no surprise that water-saving measures are all part of the Mills Park redevelopment. Waterless urinals, low-flow taps and toilets combine with water-efficient native landscaping and a 50,000 litre rainwater capture and storage system to save up to 250,000 litres of potable water each year. The design is expected to use up to 70 per cent less water than comparable developments.

"In addition to reducing potable water usage, we've also worked hard to reduce the development's impact on local waterways. Stormwater flows from across the precinct will be screened and filtered in order to protect the Yule Brook and Canning River which are close by," explains Mr Cowie. "It's all about taking a holistic approach, and considering how we can protect and enhance local ecosystems and environments."

Responding to public demand, the City has also invested in the revitalisation of wetland areas on the site and the elimination of contaminants from the park's previous uses. The City hopes this work will revitalise habitat for threatened and endangered species and improve local biodiversity.

For the love of local

While sustainability is of great importance to the City of Gosnells, ensuring that the Mills Park redevelopment delivered on the community's wants and needs for the precinct was of equal significance. A consultative approach invited involvement and contribution from residents throughout the master planning process, resulting in a truly 'for us, by us' design.

The City has remained remarkably transparent about the costs of the project and has committed to sourcing the majority of the materials, products and labour locally. By working with local contractors and investing in sustainable materials, City of Gosnells is making an investment not only in Mills Park, but in the local 'green collar' workforce and economy.

"By insisting that our suppliers demonstrate a sustainable chain of custody and choosing building supplies with proven green credentials we are exposing local businesses and workers

to these materials and the philosophy behind them. This knowledge will spread throughout the community and hopefully create new opportunities for sustainable building to be done locally and done right in the City of Gosnells," Mr Cowie concludes.

The project team

Owner: City of Gosnells
Architect: Hodge Collard Preston
Project Manager: City of Gosnells
ESD Consultant: AECOM