

Green Star Eligibility Criteria

To be eligible for Green Star assessment, projects must meet all four provisions of the Green Star Eligibility Criteria detailed below:

1. Space Use
2. Spatial Differentiation
3. Conditional Requirements
4. Timing of Certification

Confirming Eligibility

It is the responsibility of each project team to check the most current Eligibility Criteria on the GBCA website at the time of registration and to ensure that their project(s) is eligible.

Whenever unsure, project teams can request an eligibility ruling from the GBCA by forwarding a brief description of the project, using the project eligibility form available from the website and sending it to greenstar@gbca.org.au

Registration does not guarantee assessment; no project will be assessed if it is deemed ineligible against the Eligibility Criteria current at the time of registration.

The GBCA reserves the right to deny eligibility to assessment of any project that is deemed to compromise the Green Star brand, and to revise these criteria to better achieve the goals of the Green Star rating tools.

ELIGIBILITY CRITERION 1: SPACE USE

To meet the Space Use criterion, 80% of a building's Gross Floor Area (GFA) (measured to exclude internal car parks) must be comprised of space types stated as being able to be assessed by the particular Green Star rating tool. Each space type (e.g. auditorium, wet lab or teaching space) must be documented where requested, including the Energy Calculator, and comply with all criteria applicable to that space type. New buildings as well as refurbished existing building can be eligible provided they meet all the criteria outlined in this document.

Green Star – Education

Buildings primarily used for educational purposes (e.g. primary or secondary schools and university buildings, including libraries) are eligible for Green Star – Education provided that they:

1. Have the following mix of GFA (measured to exclude internal car parks):
 - A minimum of 80% of BCA Class 9b, 8 and 5;
 - A minimum of 50% of BCA Class 9b; and
2. Are not any of the following:
 - Buildings with over 20% of GFA dedicated to retail food service and/or indoor swimming pool(s);
 - Libraries that are not on education campuses.

Green Star – Healthcare

Buildings primarily used for healthcare purposes (e.g. hospitals, medical centres, ambulatory clinics) are eligible for Green Star – Healthcare provided that they have the following mix of GFA (measured to exclude internal car parks):

- A minimum of 80% of BCA Class 9a, 9c, 8 and 5 (BCA Classes 5 and 8 must be ancillary to the healthcare facility); and
- A minimum of 50% of BCA Class 9a or 9c.
Eligibility for projects will be assessed on a case by case basis.

Green Star - Industrial

Buildings primarily used for industrial purposes (e.g. manufacturing and warehousing facilities) are eligible for Green Star – Industrial provided that a minimum of 80% of the building's GFA (measured to exclude internal car parks) is comprised of BCA Classes 7b and 8.

Green Star – Multi Unit Residential

Buildings with two or more residential units and with a minimum of 80% of the building's GFA (measured to exclude internal car parks) comprised of any combination of BCA Class 2 and 1a (ii) are eligible for Green Star – Multi Unit Residential.

Green Star – Office

Buildings with a minimum of 80% of the building's GFA (measured to exclude internal car parks) comprised of BCA Class 5 are eligible for Green Star – Office.

Green Star – Office Interiors

Office fitouts with 100% of Net Lettable Area (measured to exclude internal car parks) comprised of as BCA Class 5 are eligible for assessment under Green Star – Office Interiors.

Green Star – Retail Centre

Retail centres with a minimum of 80% of the building's GFA (measured to exclude internal car parks) comprised of BCA Class 6 are eligible for Green Star – Retail Centre.

For the purposes of this rating tool, retail centres are considered to be centres that include:

- More than one retail business;
- Common mall area(s);
- Some common/shared plant; and
- Shared building infrastructure amongst tenancies.

Retail tenancies and tenant fitouts are not eligible for assessment under Green Star – Retail Centre.

ELIGIBILITY CRITERION 2: SPATIAL DIFFERENTIATION

To meet the Spatial Differentiation criterion, the project must be clearly distinct. A Green Star rating must provide a meaningful result, and send a clear message to the marketplace, about a distinct project. Only distinct projects are eligible for assessment; project components are not eligible.

Shared building services (e.g. HVAC plant or water treatment) or amenities (e.g. waste rooms or bicycle facilities) do not affect the building's eligibility for Green Star assessment. Refer to Appendix B: *Guidelines for Interdependent Projects*.

The following describes projects that meet this Eligibility Criterion:

- Functionally autonomous buildings that are:
 - Freestanding; or
 - On top of public infrastructure (e.g. transport hubs); or
 - Connected to other buildings for secondary access only; or
 - Laterally adjacent to other functionally autonomous buildings; or
 - Buildings that are being extended.
- Building extensions (eligible for a BUILDING EXTENSION Rating, e.g. Green Star – Education As Built BUILDING EXTENSION. See 'Options for Building Extensions'.)
- Multiple building developments (See 'Options for Multiple building developments' below).
- Whole fitouts.

Options for Building Extensions:

There are two options available for an assessment of a building extension:

1. The building extension and the initial building are rated as one building under the relevant Green Star tool. (Refer to the sections for the relevant rating tool for eligibility criteria for this option.)
2. The building extension is rated separately and will receive a Green Star BUILDING EXTENSION rating if successful.
 - The Green Star rating achieved by the extension will only relate to and can only be marketed for the extension, as will be made evident on the Certificate and logo (i.e., Green Star - Office Design v3 BUILDING EXTENSION), and will not extend to the remainder of the building or any part thereof.
 - The primary building does not need to have, or qualify for, a Green Star Certified Rating in order for the extension to be eligible.

A project can qualify for assessment as a building extension if it meets all of the following criteria:

- a. The extension has full functional independence from the initial building;
- b. The extension has a distinct address or name, e.g. 'West Wing';
- c. The initial building's main function is not to service the extension;
- d. If the project scope includes work to the initial building, it only includes refurbishment or modification to the initial building's spaces/structures that support the extension. If the modifications affect primary spaces/structures in the initial building, the entire development will be deemed one building;

- e. There is a clearly defined 'Project site' used consistently throughout the submission;
 - i. for a vertical extension, the 'site' will be defined as the area occupied by the extension's footprint only;
 - ii. for a lateral extension, the 'site' will be defined as the area occupied by the extension's footprint plus adjacent area extending to the boundary of the site of the initial building;
- f. All services and incoming mains supplies are separated or sub-metered (or the entire system(s) must comply with the Credit Criteria); and
- g. Either of the following attributes is achieved:
 - i. A different street address from the initial building; OR
 - ii. Accounts for at least 20% of the total GFA and is no smaller than 1,000m² GFA.

Options for multiple-building developments:

It is recognised that developments such as secondary schools are commonly split over several buildings. Such developments have the following options for Green Star assessments:

1. Single building certification, where selected campus buildings individually undergo assessment and receive individual ratings
2. Single certification for multiple buildings, where all the buildings are certified at the same time and awarded one rating. Please contact the GBCA for further information about this option.

ELIGIBILITY CRITERION 3: CONDITIONAL REQUIREMENTS

All Green Star rating tools have one or more Conditional Requirements such as maximum greenhouse gas emissions and protection of land with high ecological value. A project will not be eligible for a Green Star Certified Rating unless all the Conditional Requirements of the relevant rating tool have been met.

For details of the Conditional Requirements for each tool please view the rating tool or the Technical Manual for the relevant rating tool.

ELIGIBILITY CRITERION 4: TIMING OF CERTIFICATION

Green Star rating tools correspond to specific phases within a building project, and as such certification must be achieved within the timeframe applicable to the relevant rating tool.

- Submissions for a 'Design' Certified Rating can be lodged as soon as the required evidence is available; this could be prior to commencement of construction. The Certified Rating can be achieved prior to practical completion, but no later than 24 months after practical completion.
- Submissions for an 'As Built' Certified Rating can be lodged following the practical completion of the project. The Certified Rating will only be awarded no later than 24 months after practical completion.
- A Green Star – Interiors rating is deemed to be an 'As Built' rating and the criteria for 'As Built' Certified Rating above apply.

APPENDIX A: Definition of terms

BCA - Building Code of Australia

Building - the base building development seeking Green Star certification.

Functionally autonomous building – a building that doesn't rely on any other building for primary access or identify.

GFA – Gross Floor Area

HVAC – Heating Ventilation and Air-conditioning System

Interdependent Projects – projects that share services and amenities.

Primary function - The function accounting for over 50% of the GFA

Shared building infrastructure – Includes, but is not limited to, waste services, delivery yards, toilet facilities and carpark.

APPENDIX B: Guidelines for Interdependent Projects

If well-designed and operated, shared services and amenities can lead to superior outcomes than individual solutions. The following guidelines apply to any shared services and amenities:

- 1) Energy generation, refrigeration and water treatment services
 - a. Both shared and off-site services can contribute to a project's Green Star rating; however, in all cases a Credit Interpretation Request (CIR) must be submitted to initiate a GBCA ruling on the manner in which the Certified Assessors are to evaluate compliance.
 - b. The GBCA strongly supports the use of shared/centralised energy or treatment facilities (sometimes beyond the site boundary of the development being assessed). Energy, Water and Emissions credits can be achieved with a shared plant as long as the use of such facilities by the development seeking Green Star certification is not subject to operational uncertainty.
 - c. For shared mechanical plants, projects must justify how the plant is apportioned; energy modelling is then conducted for the building as if it were served by a dedicated plant.
 - d. For shared grey- and blackwater treatment facilities, projects must justify how the treatment plant is apportioned. For Wat-1 'Occupant Amenity Potable Water Efficiency', the Potable Water Calculator will estimate the potable water consumption of the building. Any project can use the manual calculations option and enter the final estimated potable water consumption in L/person/day (1 person per 15m²), taking into account reused water bought from off-site (or the use of cooling tower discharge, condenser water, etc.), and provide evidence to substantiate the offset.

As Green Star rating tools assess the inherent attributes of buildings, external amenities can only be rewarded if they are provided for the life of the building to the same degree of service and certainty as internal facilities. As a result, the following applies to amenities that are located on separate premises and not within the assessed building:

- The scope of assessment is not extended beyond the assessed building, i.e. the building within which the amenities are housed does not need to meet the Credit Criteria of any claimed credits; only the amenities will be assessed against the Credit Criteria of the credit towards which they contribute;
- The assessed building and the amenities must be under the same ownership and cannot change ownership separately (i.e. they are on the same title or equivalent);
- The assessed building and the amenities must be under the same management and cannot change management separately (e.g. the same facility management to ensure recycling waste storage is processed as designed);
- The amenities must be completed by the date of practical completion of the assessed building; and
- The amenities must fully meet the Credit Criteria and be documented in strict accordance with the Technical Manual.

Should any of the above conditions not be met, the external amenities cannot contribute to the Building's Green Star rating unless a Credit Interpretation Request (CIR) is submitted and granted to acknowledge alternative yet equivalent compliance.