

# RATING TOOL FACT SHEET: GREEN STAR - INDUSTRIAL



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## STATUS: PILOT TOOL LAUNCHED ON OCTOBER 2008

### About the Rating Tool

The Green Star – Industrial PILOT rating tool assesses the environmental attributes of new and refurbished industrial buildings in every state across Australia.

Precincts are not assessed under this rating tool, however, for single buildings within industrial precincts, certain credits can be awarded.

Based on this assessment the rating tool assigns a Green Star rating to the base building and its services on the basis of design potential. Tenancy fit outs are not rated under this rating tool.

Currently, the PILOT rating tool can be used to rate the environmental merits of an industrial facility at the design phase. In future, with release of version 1, the rating tool will also rate buildings in their post-construction phase (Green Star - Industrial As Built rating tool).

The rating tool is designed to be used by owners, developers and consultants (architects, engineers, quantity surveyors, project managers, ESD consultants etc) to influence the design of industrial facilities.

The rating tool enables these stakeholders to minimise the environmental impacts of their developments and to capitalise on and receive recognition for their design initiatives.

### Tool Development Process

The Green Star – Industrial PILOT rating tool is the result of the work of Green Building Council of Australia (GBCA) staff and a Technical Working Group (TWG), a voluntary collaboration made up of environmental and industrial sector professionals, with specific advice from industry experts.

The TWG was convened for an intensive four months to resolve the technical content of the rating tool. Also, calculators were completed for the Energy and Water categories, so the Green Star – Industrial rating tool is now available as a PILOT to allow for feedback from users and testing of the rating tool. The PILOT process will last for a minimum of 90 days.

During this time the rating tool is available to download from the GBCA website [www.gbca.org.au](http://www.gbca.org.au). The final version of the rating tool is highly influenced by the amount of feedback

received and users are urged to contribute.

During the PILOT period GBCA members have the opportunity to nominate a project to go through Green Star assessment and receive a PILOT Certified Rating. A maximum of six projects can be accepted. Priority is provided to the rating tool's sponsors.

After the PILOT period the GBCA will collate and incorporate the feedback from both the PILOT projects and stakeholders. A Green Star – Industrial technical manual will also be produced. This may take 6-12 months depending on the amount of feedback provided. Once this process is complete the rating tool will be released as Version 1 (v1).

### Key Attributes

The Green Star – Industrial PILOT rating tool has many credits in common with other Green Star rating tools, but has been adapted with the creation of benchmark and credits which are relevant for the industrial sector.

The following is a list of the key 'sector-specific' items that differentiate the Green Star – Industrial PILOT rating tool from other Green Star rating tools:

- Precinct Environmental Management;
- Breakout Space;
- Car Park Ventilation;
- Precinct Energy Systems;
- Trip Reduction - Mixed Use;
- Proximity to Major Cargo Transport Services;
- Transport Design and Planning;
- Dematerialisation;
- Noise Pollution.

The following credits have an additional component, which addresses precinct infrastructure and is only applicable for projects that comply with the terms of reference for "precinct" as defined in the eligibility and scope criteria:

- Occupant Amenity Water;
- Recycling Waste Storage.

The other major difference is a customised energy calculator. While the Green Star – Office suite of rating tools incorporate the National Australian Built Environment Rating System (NABERS Energy), previously known as the Australian Building Greenhouse Rating (ABGR),

an equivalent does not exist for the industrial sector. The GBCA worked with the rating tool sponsors and other industry representatives in a study of existing industrial facilities which resulted in the customised Green Star – Energy Calculator.

This calculator assesses all industrial facilities equitably - independent of size or location - on their predicted greenhouse gas emissions during operation.

### Certification

The Green Star – Industrial PILOT will award certified ratings as per the following:

#### 4 Star Green Star Certified Rating

Weighted score of 45-59  
Signifies 'Best Practice'

#### 5 Star Green Star Certified Rating

Weighted score of 60-74  
Signifies 'Australian Excellence'

#### 6 Star Green Star Certified Rating

Weighted score of 75-100  
Signifies 'World Leadership'

The rating tools have been developed to be equitable across building sectors. In other words, a 5 Star Green Star – Industrial Design PILOT project will exhibit a degree of industry leadership comparable to that of a 5 Star Green Star – Office project.

### Environmental Impact Categories

Green Star rating tools consist of eight environmental impact categories and an innovation category (See list Over). Credits are awarded within each of the categories based on the building's potential to minimise its environmental impact in a range of key areas.

Please note that the Green Star – Industrial rating tool takes into consideration the unique development requirements and impacts of the industrial sector. As such, the number of credits within categories and the category weightings vary from other Green Star rating tools

Please note that the Green Star – Education v1 rating tool takes into consideration the unique development requirements and impacts of the education sector. As such, the number of credits within categories and the category weightings vary from other Green Star rating tools.

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The table below outlines each category within the Green Star – Industrial PILOT rating tool.

### Management

- Green Star Accredited Professional
- Commissioning Clauses
- Building Tuning
- Independent Commissioning Agent
- Building Users' Guide
- Environmental Management
- Waste Management
- Operations Environmental Management
- Precinct Environmental Management

### Indoor Environment Quality

- Ventilation Rates
- Air Change Effectiveness
- Carbon Dioxide Monitoring and Control
- Daylight
- Thermal Comfort
- Hazardous Materials

- Internal Noise Levels
- Volatile Organic Compounds
- Formaldehyde Minimisation
- Mould Prevention
- Daylight Glare Control
- High Frequency Ballasts
- Electric Lighting Levels
- External Views
- Individual Thermal Comfort Control
- Tenant Exhaust Riser
- Breakout Space

### Energy

- Energy - Conditional Requirement
- Greenhouse Gas Emissions
- Energy Sub-metering
- Peak Energy Demand Reduction
- Lighting Zoning
- Carpark Ventilation
- Precinct Energy Systems

### Transport

- Provision of Car Parking
- Fuel Efficient Transport
- Cyclist Facilities
- Commuting Mass Transport
- Trip Reduction – Mixed Use
- Proximity to Major Cargo Transport Services

### Water

- Occupant Amenity Water
- Water Meters
- Landscape Irrigation
- Heat Rejection Water
- Fire System Water Consumption

### Materials

- Recycling Waste Storage
- Building Reuse
- Recycled-Content & Reused Products and Materials
- Concrete
- Steel

- PVC Minimisation
- Sustainable Timber
- Dematerialisation
- Shell & Core or Integrated Fitout

### Land Use & Ecology

- Ecology – Conditional Requirement
- Topsoil
- Reuse of Land
- Reclaimed Contaminated Land
- Change of Ecological Value

### Emissions

- Refrigerant ODP
- Refrigerant GWP
- Refrigerant Leaks
- Insulant ODP
- Watercourse Pollution
- Discharge to Sewer
- Light Pollution
- Legionella
- Noise Pollution

### Category Weightings

Management	9%
IEQ	17%
Energy	24%
Transport	9%
Water	11%
Materials	16%
Land Use & Ecology	5%
Emissions	9%
<b>TOTAL:</b>	<b>100%</b>

### Sponsors:

Goodman Group (Macquarie Goodman)	Platinum
Australand	Gold
Landcorp (WA)	Gold
Investa	Gold
VicUrban	Gold
Bluescope Buildings	Silver
ING Real Estate	Silver
Metroplex Management	Silver
St Hilliers	Silver
Stockland	Silver