



# RATING TOOL

## Fact Sheet



Shopping Centre Design PILOT

### About Green Star: Shopping Centre Design PILOT

The Green Star - Shopping Centre Design PILOT rating tool assesses the environmental attributes of the base building component of new shopping centres as well as additions to and major refurbishments of existing shopping centres.

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

The Green Star - Shopping Centre Design PILOT is intended to address shopping centres that:

- Have more than one retail business;
- Have common areas completed prior to occupancy;
- Have a common central plant and/or HVAC system; and
- Share building services among multiple tenants.

The target market for the Green Star – Shopping Centre Design rating tool is made up of shopping centre owners, developers and investors. The tool enables these stakeholders to minimise the environmental impacts of their developments, capitalise on the environmental benefits of their initiatives, and receive recognition for a more environmentally sustainable design. Green Star – Shopping Centre Design will award certified ratings on the same scale as other Green Star tools:

- **4 Star Green Star Certified Rating** (score 45-59) signifies 'Best Practice'
- **5 Star Green Star Certified Rating** (score 60-74) signifies 'Australian Excellence'
- **6 Star Green Star Certified Rating** (score 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 – Shopping Centre Design PILOT project will exhibit a comparable degree of industry leadership equal to that of a 5 Star Green Star – Office Design v2 project.

### Environmental Impact Categories

Green Star rating tools consist of eight environmental impact categories plus innovation. Credits are awarded within each of the environmental categories, based on how the building performs on a range of issues. The table below outlines each category within Green Star – Shopping Centre Design PILOT.

<p><b>Management</b></p> <ul style="list-style-type: none"> <li>• Green Star Accredited Professional</li> <li>• Commissioning - Clauses</li> <li>• Commissioning - Building Tuning</li> <li>• Commissioning - Commissioning Agent</li> <li>• Building Users' Guide</li> <li>• Environmental Management</li> <li>• Waste Management - Construction</li> <li>• Waste Management - Operations Plan</li> <li>• Building Management Systems</li> </ul>	<p><b>Water</b></p> <ul style="list-style-type: none"> <li>• Occupant Amenity Potable Water Efficiency</li> <li>• Water Meters</li> <li>• Landscape Irrigation Water Efficiency</li> <li>• Cooling Tower Water Consumption</li> <li>• Fire System Water Consumption</li> </ul>
<p><b>Indoor Environment Quality</b></p> <ul style="list-style-type: none"> <li>• Ventilation Rates</li> <li>• Air Change Effectiveness</li> <li>• Carbon Dioxide Monitoring and Control</li> <li>• Daylight</li> <li>• Thermal Comfort</li> <li>• Asbestos</li> <li>• Internal Noise Levels</li> <li>• Volatile Organic Compounds</li> <li>• Formaldehyde Minimisation</li> <li>• Mould Prevention</li> </ul>	<p><b>Materials</b></p> <ul style="list-style-type: none"> <li>• Recycling Waste Storage</li> <li>• Reuse of Façade</li> <li>• Reuse of Structure</li> <li>• Shell and Core or Integrated Fitout</li> <li>• Recycled Content of Concrete</li> <li>• Recycled Content of Steel</li> <li>• PVC Minimisation</li> <li>• Sustainable Timber</li> <li>• Recycled-Content Products &amp; Materials</li> <li>• Reused Products &amp; Materials</li> <li>• Disassembly &amp; Adaptability</li> </ul>
<p><b>Energy</b></p> <ul style="list-style-type: none"> <li>• Energy Improvement</li> <li>• Electrical Sub-metering</li> <li>• Tenancy Sub-metering</li> <li>• Peak Energy Demand Reduction</li> </ul>	<p><b>Land Use &amp; Ecology</b></p> <ul style="list-style-type: none"> <li>• Ecological Value of Site</li> <li>• Reuse of Land</li> <li>• Reclaimed Contaminated Land</li> <li>• Change of Ecological Value</li> <li>• Topsoil and Fill Removal from Site</li> </ul>
<p><b>Transport</b></p> <ul style="list-style-type: none"> <li>• Provision of Car Parking</li> <li>• Small Parking Spaces</li> <li>• Cyclist Facilities</li> <li>• Proximity to Public Transport</li> <li>• Trip Reduction - Mixed Use</li> </ul>	<p><b>Emissions</b></p> <ul style="list-style-type: none"> <li>• Refrigerant ODP</li> <li>• Refrigerant GWP</li> <li>• Refrigerant Leak Detection</li> <li>• Refrigerant Recovery</li> <li>• Watercourse Pollution</li> <li>• Reduced Flow to Sewer</li> <li>• Light Pollution</li> <li>• Cooling Towers</li> <li>• Insulant ODP</li> </ul>

## Category Weightings

Reflecting the distinct impacts that shopping centres have on the environment, the Green Star – Shopping Centre Design tool has different environmental weightings to the other Green Star rating tools.

Management	10%
IEQ	12%
Energy	24%
Transport	8%
Water	19%
Materials	10%
Land Use and Ecology	9%
Emissions	8%
<b>TOTAL</b>	<b>100%</b>

## How Green Star - Shopping Centre Design is different from Green Star - Office Design

Green Star consists of core credits and sector-specific credits. *Core credits* are consistent across all Green Star base-building tools as their impact is relevant for all building sectors. However, some benchmarks within core credits may vary across building types.

There are also *sector-specific credits*, which are completely unique to a specific building type. For Green Star – Shopping Centre Design, they include 'Waste Management – Operations Plan', 'Building Management Systems', and 'Trip Reduction - Mixed Use'.

While the Energy Category of Green Star – Office rating tools incorporates the Australian Building Greenhouse Rating (ABGR), an equivalent does not currently exist for the retail sector. The GBCA engaged with the tool sponsors in a study of existing shopping centres, resulting in a unique Energy Calculator within Green Star – Shopping Centre Design. It assesses all centres equitably, independent of size or location, on their potential performance greenhouse gas emissions.

## About Green Building Council of Australia

The Green Building Council of Australia is a national, not-for-profit organisation that is uniquely supported by both industry and governments across the country. Launched in 2002, the Green Building Council's mission is to develop a sustainable property industry for Australia and drive the adoption of green building practices through market-based solutions.

The Green Building Council of Australia launched the Green Star Environmental rating system for buildings in 2003. Green Star Rating tools help the property industry to reduce the environmental impact of buildings, improve occupant health and productivity and achieve real cost savings, while showcasing innovation in sustainable building practices.

## PILOT Process

As with all Green Star tools, the Green Star – Shopping Centre Design PILOT process will last for a minimum of 90 days. The tool will be available to the public on the GBCA website and the GBCA will address and incorporate public feedback prior to the release of the Version 1 rating tool.

Unlike previous PILOT tools, Green Star – Shopping Centre Design will be the first to have a formal PILOT assessment process available to tool sponsors. Qualifying PILOT projects will have the opportunity to go through two rounds of assessment and receive a PILOT certification rating.

## Contact details

For further information on Green Star - Shopping Centre Design PILOT contact [greenstar@gbcaus.org](mailto:greenstar@gbcaus.org)