

# RATING TOOL FACT SHEET: GREEN STAR – MIXED USE

STATUS: PILOT - LAUNCHED JUNE 2008



## About the Rating Tool

**The Green Star – Mixed Use PILOT rating tool assesses the environmental attributes of new and refurbished mixed use buildings in every State across Australia.**

Buildings comprised of an eligible combination of office, retail centre and multi unit residential classes can now be rated under Green Star. These projects were not previously eligible for a Green Star rating, as 80% of the GFA / NLA was required to be of a building class.

The 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 tool. The tool can be used to rate the environmental merits of a mixed use building at the design phase.

The tool is designed to be used by owners, developers and consultants (architects, engineers, quantity surveyors, project managers, ESD consultants, etc.) to influence the design and major refurbishment of mixed use facilities. The tool enables these stakeholders to measure and rate the environmental impacts of their developments and to capitalise on and receive recognition for their design initiatives.

## Tool Development Process

The Green Star – Mixed Use PILOT rating tool is the result of work undertaken by the Green Star – Multi Unit Residential Technical Working Group (TWG), a voluntary collaboration made up of environmental and industry professionals, with specific advice from industry experts.

The Green Star – Mixed Use tool is now available in PILOT form to allow testing of the tool and feedback from users. The pilot process will last a minimum of 90 days. During this time the tool is available to download from the GBCA Website. Version 1 of the tool will be influenced by feedback received and

users are urged to contribute. (See additional information under 'Feedback' below).

## Eligibility

To be eligible for a rating under the Green Star – Mixed Use PILOT tool, projects must meet the following criteria:

- The whole building must be assessed. Green Star is not suited for assessment of building components;
- At least 80% of the base building's NLA / GFA must be addressable by a combination of office, retail centre, and multi unit residential building classes (BCA Classes 5, 6 and 2);
- The building must include a minimum of two of the eligible building classes; and
- The project must meet the Conditional Requirements for all applicable Green Star rating tools: Green Star – Office v3 (BCA Class 5 buildings); Green Star – Multi Unit Residential PILOT (BCA Class 2 buildings); and Green Star – Retail Centre PILOT (BCA Class 6 buildings).

Each building class is assessed separately. This means that in order to get a final rating for the mixed use building development, three separate assessments (one for each building class) are required, although documentation for credits common to all three may be submitted once. The Green Star – Mixed Use PILOT tool brings together the rating results of these separate assessments and calculates a final averaged weighting for the mixed use project.

## Certification

The Green Star – Mixed Use PILOT will allow the industry to test the tool and provide feedback to the GBCA for improvement and development. Certification of projects during the PILOT stage is not available. Registrations will be accepted when Version 1 of the tool is released.

Mixed use design and / or refurbishment projects comprising any combination of

office, retail centre and multi unit residential building classes are encouraged to test the tool and provide feedback. While testing the tool, projects can gauge their environmental attributes in accordance with Green Star weighting scores as follows:

## 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'

## Feedback

For the purpose of collecting feedback from industry stakeholders, a questionnaire is available from the GBCA website. This questionnaire provides industry with the opportunity to comment on the current form of the tool, as well as to provide the GBCA with valuable information to improve the tool in the future.

## Environmental Impact Categories

Green Star rating tools consist of eight environmental impact categories and an innovation category (see list below). 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.

The Green Star – Mixed Use PILOT tool takes into consideration the unique development requirements and impacts of the component building classes. The number of credits within categories and the category weightings vary between these rating tools.

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The list below outlines each category within the Green Star – Office v3; Green Star – Multi Unit Residential PILOT; and Green Star – Shopping Centre PILOT rating tools.

## Management

- Green Star Accredited Professional
- Commissioning Clauses
- Building Tuning
- Independent Commissioning Agent
- Building Users' Guide
- Environmental Management
- Waste Management
- Waste Management - Operations Plan
- Building Management System
- Smart-metering

## 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

## Energy

- Energy - Conditional Requirement
- Greenhouse Gas Emissions
- Energy Sub-metering
- Peak Energy Demand Reduction
- Lighting zoning
- Lighting Power Density
- Car Park Ventilation
- Unoccupied Spaces
- Energy Efficient Appliances

## Transport

- Provision of Car Parking
- Fuel Efficient Transport
- Cyclist Facilities
- Commuting Mass Transport
- Trip Reduction – Mixed Use

## Water

- Occupant Amenity Water
- Water Meters
- Landscape Irrigation

- Heat Rejection Water
- Fire System Water Consumption
- Water Efficient Appliances
- Swimming Pool/SPA Water Efficiency

## Materials

- Recycling Waste Storage
- Building Reuse
- Concrete
- Steel
- PVC Minimisation
- Sustainable Timber
- Design for disassembly
- Recycled-Content & Reused Products and Materials
- Dematerialisation
- Floor Coverings
- Universal Design
- Shell and Core

## Land Use & Ecology

- Ecology – Conditional Requirement
- Topsoil

- Reuse of Land
- Reclaimed Contaminated Land
- Change of Ecological Value
- Communal Garden Facilities

## Emissions

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

## Innovation

- Innovation Strategies and Technologies
- Exceeding Green Star Benchmarks
- Environmental Design Initiatives

Category Weightings	Retail Centre	Office v3	Multi Unit Residential
Management	10%	10%	8%
IEQ	12%	20%	20%
Energy	24%	25%	25%
Transport	8%	10%	10%
Water	19%	12%	15%
Materials	10%	10%	10%
Land Use & Ecology	9%	8%	7%
Emissions	8%	5%	5%
<b>TOTAL:</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

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