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Submitted via email to: stuart.boyd@adelaidecitycouncil.com

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Dear Mr Boyd,

RE: DRAFT CITY OF ADELAIDE 2016-2020 STRATEGIC PLAN

Thank you for the opportunity to provide comment on the draft *City of Adelaide 2016-2020 Strategic Plan (Plan)*. The Green Building Council Australia (GBCA) commends Adelaide City Council (Council) on the *Plan* which is based around four key themes: **smart, green, liveable** and **boutique** city full of rich experiences which aims to ensure that Adelaide can become a leading global city. Council and the Weatherill Government is leading by example with recent announcements to transform Adelaide into the world's first carbon neutral city and the Weatherill Governments introduction of Building Upgrade Agreement (BUA) legislation, as part of the \$1.9 million election commitment to drive investment in sustainable commercial buildings in the state.

This submission provides an overview of the Green Star rating tools: Green Star – Design & As Built, Green Star – Interiors, Green Star – Performance and Green Star – Communities. Council has an opportunity to lead the way by certifying government buildings (as has been demonstrated by the South Australian (SA) Government, with projects such as the new Royal Adelaide Hospital). The GBCA understands that it is not just Council that can lead by example and take responsibility; industry must also lead the way. The GBCA would like to work closely with Council to identify opportunities to work collaboratively to achieve the objectives and actions of the *Plan* across a number of SA government departments and the SA built environment sector.

About the GBCA

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 GBCA is a founding member of the World Green Building Council (WorldGBC), of which there are now over 100 Green Building Councils across the globe. In 2014, the WorldGBC released a report titled *Health, Wellbeing and Productivity in Offices*. The report finds that a range of factors – from air quality and lighting, to views of nature and interior layout – can affect the health, satisfaction and job performance of office workers. The second rendition of this report was released in 2015, titled *Health, Wellbeing and Productivity in Retail* and finds that retailers can improve the shopping experience for their customers and potentially increase their profits by providing greener, healthier stores. I have enclosed a copy of both of these summary reports for further information.

In 2013, the 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 Green Star-certified projects with buildings that just meet average or minimum practice standards. The methodology and findings have been peer-reviewed for accuracy by independent consulting firm Net Balance. Please find enclosed a copy of the *Value of Green Star: A Decade of Environmental Benefits, Research Key Findings (2013) report* for further information. Key findings of the report include:

- On average, Green Star-certified buildings produce 62 per cent fewer greenhouse gas emissions than average Australian buildings
- On average, Green Star-certified buildings use 66 per cent less electricity than average Australian buildings
- On average, Green Star-certified buildings use 51 per cent less potable water than if they had been built to minimum industry requirements
- The higher the Green Star-certified rating of a building the greater the environmental savings across all key areas – greenhouse gas emissions, energy use, water consumption and construction and demolition waste.

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, with over 1040 projects having now achieved Green Star certification across Australia, with over 90 Green Star-certified projects in SA. The Green Star rating system is designed to take a 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.

Government has a responsibility to provide visionary leadership, in particular by setting contemporary benchmarks and rigorous standards. Third party certification, such as that offered by Green Star, ensures that councils and government departments across Australia can meet community expectations and demonstrate long-term fiscal responsibility and accountability for the buildings they own, occupy and develop. The SA Government has demonstrated its commitment to lowering carbon as well as achieving a range of best practice outcomes with several significant projects in recent years. The Flinders Medical Centre - New South Wing was the first healthcare facility to achieve certification under the Green Star – Healthcare rating tool. The New Royal Adelaide Hospital is the first whole hospital certified in Australia using the Green Star – Healthcare Design rating tool. Renewal SA has also shown remarkable leadership through its commitment to achieve Green Star – Communities ratings for Bowden Village and Tonsley Park. The Bowden development, situated on the western edge of the Adelaide City Parklands, is redefining sustainable living in SA. Bowden is aiming to achieve a 5 Star Green Star – Communities rating and all buildings within the precinct, from offices through to retail outlets and residential developments must achieve 5 Star Green Star 'Australian Excellence' sustainability benchmarks.

Tonsley was awarded the first 6 Star Green Star – Communities rating for an urban renewal project. Tonsley has become one of Australia's first 'Living Laboratories' through collaboration between Renewal SA, University of South Australia and the Low Carbon Living Cooperative Research Centre (CRC). The project brings together industry, government and researchers to find collaborative solutions to low carbon outcomes in the built environment. I have enclosed a copy of the Flinders Medical Centre and Bowden Village case studies for further information.

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. Green Star – Design & As Built certification identifies projects that have demonstrated the achievement of a set of industry-agreed best practice sustainability benchmarks.

The Green Star – Design & As Built 'Energy' category aims to reward projects that are designed and constructed to reduce their overall operational energy consumption below that of a comparable standard-practice building. Such reductions are directly related to reduced greenhouse gas emissions, lower overall energy demand as well as reductions in operating costs for building owners and occupants. Through the 'Energy' category, Green Star – Design & As Built aims to facilitate reductions in greenhouse gas emissions by facilitating efficient energy usage and encouraging the utilisation of energy generated by low-emission sources.

One of Adelaide's newest offices, 185 Pirie Street, was the first project to achieve a Green Star – Design & As Built Design Review and has since achieved 5 Star Green Star – Design & As Built certification. I have enclosed a copy of this project's case study for further information.

Green Star – Interiors

Green Star – Interiors is a rating tool developed to rate the design and construction of any building fitout works. Green Star – Interiors aims to assist clients and project teams to achieve and rate their sustainability goals for their project, encourage a new approach to designing and constructing fitouts by rewarding sustainability best practice and excellence, and provide consistent and clear advice in an easy to use manner.

The Green Star – Interiors '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 project's design, construction and its ongoing operation. Throughout the 'Management' category, Green Star – Interiors intends to improve a project's sustainability performance by influencing areas where decision-making is critical. This category also promotes practices that ensure a project will be used to its optimum operational potential.

The South Australia Department of Environment, Water and Natural Resources are currently targeting a Green Star – Interiors rating for their fitout at 81 Waymouth Street in the Adelaide CBD.

Green Star – Performance

Green Star – Performance assesses the operational performance of existing buildings across nine impact categories. Green Star – Performance enables building owners and managers to identify pathways to improve the environmental and financial sustainability of their assets over time. The recent SA Government Climate Change discussion paper identified that over 20 per cent of emissions in SA come from buildings, with data indicating that the commercial and residential buildings sector is responsible for 23 per cent of Australia's total greenhouse gas emissions.

There are up to 80,000 mid-tier commercial buildings in Australia, with mid-tier commercial buildings commonly defined as the B, C and D-grade buildings, usually found in the capital city CBDs and fringe areas. Improving the energy efficiency of buildings is widely regarded as one of the most cost-effective opportunities to cut greenhouse gas emissions. In 2015,

the Australian Government Department of Industry and Science and the GBCA brought together around 50 industry and government stakeholders, for a workshop to discuss how industry and all levels of government can work together towards improving energy efficiency and productivity in the mid-tier commercial office buildings sector. A pathway document and report followed which provides an overview of the current situation in this sector and includes a list of actions, including a Building Retrofit Toolkit which will establish best practice in retrofits and tune-ups in mid-tier building. I have enclosed a copy of the *Mid-tier commercial office buildings in Australia: A national pathway to improving energy productivity* for further information.

The Green Star – Performance ‘Energy’ category aims to reward building owners implementing strategies and taking actions to measure and reduce a buildings operational energy use, below that of a comparable standard-practice building. Such reductions are directly related to reduced greenhouse gas emissions, lower overall energy demand as well as reductions in operating costs for building owners and occupants.

Wollongong City Council in NSW was the first government body to achieve a Green Star – Performance rating for their Council Administration Building. This building was first occupied in 1987 and is proof that older buildings can be green buildings. As Wollongong Council’s Lord Mayor, Gordon Bradbury OAM stated, ‘Council has demonstrated to the local industry and to the community that you can gain Green Star ratings with an ageing building if you use the right methods and programs’. I have enclosed a copy of the Wollongong Council Administration Building case study for further information.

Green Star – Communities

In 2009, the GBCA commenced work, in consultation with industry and all levels of government on the development of a rating tool for sustainable development projects on a community scale, examining issues of economic, social and environmental importance. This work was sponsored and supported by all government land organisations, including Renewal SA. The first step in developing the Green Star – Communities rating tool was to develop a national framework consisting of five best practice principles which are to:

- Enhance liveability
- Create opportunities for economic prosperity
- Foster environmental responsibility
- Embrace design excellence
- Demonstrate visionary leadership and strong governance.

Following the development of the framework, the GBCA again engaged with industry and government to create a rating tool with a range of best practice benchmarks and metrics for assessing and certifying sustainable communities. The Green Star – Communities rating tool includes 32 credits across five categories, including Innovation. There are now 10 precinct and community-scale projects that have achieved Green Star – Communities certification and, and the GBCA is working with a further 35 projects. Certified projects include:

- Alkimos, WA, by Lendlease
- Aurora, VIC, by Lendlease
- Brisbane Airport, QLD, by Brisbane Airport Corporation
- Caloundra South, QLD, by Stockland
- Curtin Master Plan, WA, by Curtin University
- Ecco Ripley, QLD, by Sekisui House Australia
- Fairwater, NSW, by Frasers Property Group
- Googong Township, NSW, by Googong Township Pty
- Tonsley, SA, by Renewal SA
- Barangaroo South, NSW by Lendlease

The Green Star – Communities ‘Liveability’ category aims to encourage and recognise developments that deliver safe, accessible and culturally rich communities. The category encourages the development of healthy and active lifestyles, and rewards communities that have a high level of amenity, activity, and inclusiveness.

Green Star – Communities provides an agreed framework and benchmarks for measuring sustainability. By referencing Green Star – Communities in Councils policies and encouraging the use of Green Star – Communities for suitable projects.

Carbon Neutral Adelaide

The GBCA applauds Council and the SA Government on the plan to transform Adelaide into the world’s first carbon neutral city and the recent announcement of SA Low Carbon Entrepreneur Prize. The GBCA notes that Council has already undertaken a significant amount of work in this space with the *Go Green with Energy Adelaide City Council Carbon Neutral Council Action Plan 2008-2012*. Achieving carbon neutrality is an ambitious goal and the GBCA understands that the government alone can not achieve this. The GBCA will introduce a new label in 2016 to recognise buildings that achieve ‘net zero’ impact in energy, carbon and water. This label will also recognise buildings that go beyond ‘net zero’ to make positive contributions to the environment, such as generating more renewable energy than is consumed. The GBCA would like to work closely with Council, the SA Government and other sectors to assist in developing the framework and action plan to achieve carbon neutrality that is relevant, realistic, coordinated, transparent and achievable.

The GBCA commends the work Council has undertaken on the development of the draft *City of Adelaide 2016–2020 Strategic Plan*. I encourage Council to look upon the GBCA as the primary sustainable building and communities resource to assist in achieving the objectives and actions of the *Plan*. Please do not hesitate to contact me, on 02 8239 6200, or via email at luke.farr@gbca.org.au, for further information.

Yours sincerely,



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