



# A DECADE OF GREEN BUILDING

A history of the Green Building Council of Australia



# A decade of green building

2002–2012



green building council australia

# CONTENTS

**TEN YEARS OF PROGRESS 2002–2012.....6**

**WELCOME .....8**

**GREEN GAINS MOMENTUM .....11**

**2002** A NEW ERA BEGINS ..... 13

GREEN LEADERS EMERGE ..... 14

**2003** EARLY DAYS ..... 16

GREEN STAR RISING ..... 17

LET'S GET TECHNICAL ..... 18

NEW STAR ON THE SCENE ..... 20

EARLY ADOPTERS ..... 21

**2004** GREEN COLLAR GROWTH..... 22

FIRST SHINING LIGHT..... 23

GREENS ON THE GREEN ..... 24

**2005** 6 STAR GREEN STAR ACHIEVABLE.... 25

FIRST GREEN RETROFIT ..... 26

30 THE BOND..... 27

GREEN LETTER DAYS ..... 28

**2006** DOLLARS AND SENSE ..... 29

GREEN STAR FOR GREEN OFFICE FITOUTS..... 30

GREEN IS PREMIUM ..... 31

GREEN STAR FOR REFURBISHMENTS ..... 32

**2007** GREEN MILESTONES ..... 33

GREEN STAR TRIFECTA ..... 34

FIVE YEARS OF GREEN BUILDING..... 35

2008	SHOPS AND SCHOOLS GO GREEN.....	36	2011	GREEN STAR A GIVEN.....	46
	LOCAL AND GLOBAL SOLUTIONS.....	37		INTERNATIONAL INFLUENCE .....	47
2009	100 GREEN STAR RATINGS.....	38	2012	GREEN HOSPITALS BECOME AFFORDABLE & ACHIEVABLE .....	48
	MORE SUSTAINABLE SPACES.....	39		GREENING GOVERNMENT .....	49
	WORLD'S GREENEST CONVENTION CENTRE .....	40		500 GREEN STAR CERTIFICATIONS AND COUNTING!.....	50
	IT'S GETTING EASIER TO BE GREEN .....	41		FROM BUILDINGS TO COMMUNITIES.....	51
	GREEN THUMBS IN THE GREENHOUSE.....	42		GBCA BOARD MEMBERS.....	52
2010	GOODBYE TIN SHEDS!.....	43	GBCA LIFE FELLOWS AND FELLOWS.....	53	
	HELLO GREEN SCHOOLS!.....	44	<b>THANK YOU</b> .....	54	
	250 GREEN STAR RATINGS.....	45			



# Ten years of progress 2002–2012

Certifications (Total)	Registrations (Year)	Green Star rating tools	Members	Staff
030	4	1 Rating tool releases Office Design V1	12	3
041	5	2 Rating tool releases Office as built V1	43	6
058	21	4 Rating tool releases Office Design v2 Office As Built v2 Office Interiors v1 Convention Centre Design PILOT	83	5
0623	25	4 Rating tool releases Office Interiors v1.1	133	9
0741	257	4 Rating tool releases —	189	18

Certifications (Total)	Registrations (Year)	Green Star rating tools	Members	Staff
8 124	263	6 Rating tool releases Office v3 Education v1 Retail Centre v1	714	45
9 212	117	8 Rating tool releases Healthcare v1 Multi Unit Residential v1	741	43
10 292	148	10 Rating tool releases Industrial v1 Public Building PILOT	839	46
11 393	146	11 Rating tool releases Custom	918	54
12 515	111	12 Rating tool releases Communities PILOT Interiors PILOT	850	55

# Welcome

## AN INTRODUCTION

The practice of building in harmony with the planet goes back millennia. Since early times, building designers used local and natural materials and considered how nature's elements – wind, water, sun and soil – would affect the integrity and performance of their building structures.

However, building designers and developers from ancient times to the twentieth century rarely thought about the reverse side of this equation: how their buildings would affect the elements and the environment in which they operated.

In Australia, the green building movement gained momentum after the Sydney Olympics in 2000 received worldwide recognition as the 'Green Games'. With venues and facilities that established new benchmarks in design excellence and best practice in sustainability, Australia's property and construction industry demonstrated that green buildings were indeed achievable and practicable.

"The interesting thing about the Olympic Village is not so much about how it was designed to meet the criteria of the 'green' Olympic ideal, but about how a bunch of hard-nosed, bottom-line-orientated property developers found a way to be green and still make a buck. The example they have created may well be a model for the future."

**ABC online, 2000**

At the time of the Sydney Olympics, there was no market mechanism accepted by industry to encourage sustainable development. The industry had no agreed metrics or methodology to measure green building practices, few assessment tools and few benchmarks for best practice. There was no organised approach to knowledge-sharing or collaboration. Nor was there any way for the industry to promote or profit from green building leadership. Developers could continue to build in the 'old way' with no threat of market backlash, simply because there was no easy way to identify the alternative.

In 2002, a group of green building pioneers recognised the need for an independent organisation to develop a sustainable property industry in Australia and drive the adoption of green building practices. The Green Building Council of Australia had arrived.

**In 2002, a group of green building pioneers recognised the need for an independent organisation to develop a sustainable property industry in Australia and drive the adoption of green building practices. The Green Building Council of Australia had arrived.**







# 1998 — 2002

# GREEN GAINS MOMENTUM

“The whole Olympic project was very enlightening. There were design environment management plans and operational environmental management plans, but it was all about reporting and process and none of it guaranteed results. There was a lack of measureables, a lack of targets – it was all about minimising and reducing, and so the project would have been open to greenwashing.”

## **MARIA ATKINSON**

**Founding Chief Executive Officer,  
Green Building Council of Australia  
(Board member June 2002 – January 2009)**



The Sydney Olympics forged a collaborative partnership that was to reshape Australia's built environment. Ché Wall and Maria Atkinson first collaborated on the Green Games, but the spark of the Green Building Council of Australia was forged years earlier, in Mexico.

“Ché Wall and I first met at a conference in Mexico in 1998. We were the only ones in the room speaking the same language – that of ‘green building’.”

## **DAVID GOTTFRIED**

**Founder, US Green Building Council  
and World Green Building Council**



“David and I turned up [at the conference] with virtually the same presentation. We were both arguing that transformation towards sustainability needed to be market-driven by people gaining extra commercial value, and making this stuff pay for itself. In 1999, David hosted a founders meeting for the World Green Building Council in San Francisco. David asked me to attend to represent Australia and I said ‘we’re not doing anything’ and he replied ‘I think you’re the right guy to form a Green Building Council in Australia.’”

## **CHÉ WALL**

**Co-founder, Green Building Council  
of Australia (Board member June 2002 –  
May 2009)**



Inspired by connecting with other green building thinkers, Ché returned home determined to leverage Australia's newly-established skill base and enthusiasm for building green. He approached Maria Atkinson, who agreed to help him get the idea off the ground.

“Ché Wall and Maria Atkinson asked me for support to establish a GBC. For me the decision to get on board was strategically smart. It made sense to establish an independent entity that was globally relevant.”

## **PETER VERWER**

**Chief Executive, Property Council of Australia  
(Board member June 2002 – Present)**



“Maria Atkinson and I put together a slide show, and went to see Brendan Crotty [from Australand] with a laptop. We were quite nervous walking into the room, thinking ‘how are we going to sell this concept?’ We told him how much we wanted in financial support and he said ‘yes, we’re in’. We didn’t even get out the laptop. And we realised that people at that level ‘got it’. They didn’t need convincing. Once Brendan came on board the bar was set in terms of the quality of people. It became quite easy to get the support of other well-respected people in the industry, like Ken Maher [HASSELL] and Daniel Grollo [Grocon]. As a result, the Green Building Council of Australia was launched and the Australian Financial Review referred to it as ‘a Who’s Who of the property industry’. It had instant credibility because of the people around the table.”

## **CHÉ WALL**



# 2002

The image shows the interior of a large, historic building, likely a converted industrial or government structure. The space is characterized by several tall, white, fluted columns that support a high ceiling with a decorative, coffered pattern. A long, marble-topped bar runs across the middle of the room, with several black bar stools lined up along its edge. In the foreground, there are wooden tables and more bar stools. The lighting is warm, with a large, white, cloud-like pendant light fixture hanging from the ceiling. The overall atmosphere is one of a modern, yet historically inspired, interior space.

**“...industry  
and government  
working together  
to achieve better  
environmental  
outcomes.”**

*Image courtesy of Merivale*

# A NEW ERA BEGINS

## **BUILDING INDUSTRY LOOKS TO GO GREEN** *Australian Financial Review, 31 October 2002*

“About 200 people attended the launch at Sydney’s Establishment restaurant. But, for a green audience, the tree huggers were either well-disguised or had made way for a traditional business crowd sniffing out new prospects. GBCA Chief Executive Officer Maria Atkinson, the former green guru for developer Lend Lease, did not disappoint. She told the audience that the first items on the advocacy agenda would be tax concessions and money-back guarantees for greenhouse gas savings. “This is not about the drought or water conservation, it’s about what we deliver for business,” she said.

Support for the GBCA was strong. NSW Premier Bob Carr lauded the GBCA’s plan to produce a green building rating tool. “Producing a simple, national green building rating scheme will help transform the environmental performance of the property industry. This is the sort of activity that Australia excels at: industry and government working together to achieve better environmental outcomes.”

Victorian Premier Steve Bracks also provided strong personal backing to the organisation. “The Green Building Council will help address the fact that the major source of global greenhouse emissions comes from buildings, either from the material manufactured to construct them or energy consumed to run them.”



*L to R Richard Sebo, Ché Wall, Brendan Crotty, Sue Holliday, Maria Atkinson, Ken Maher, Chris Waggett, Tony Arnel, Craig Heaton and Michael Scrafton*

2002

# GREEN LEADERS EMERGE

**In October 2002, the senior executives of twelve member companies were elected to the first Board of Directors. Brendan Crotty was appointed Chair, with Maria Atkinson becoming the first Executive Director. The founding Board members (in order of appointment) were:**

**CHÉ WALL**

Lincolne Scott

**BRENDAN CROTTY**

Australand (Chair)

**CRAIG HEATON**

ING Real Estate

**PETER VERWER**

Property Council of Australia

**KEN MAHER**

HASSELL

**MARIA ATKINSON**

(Executive Director)

**SUE HOLLIDAY**

Department of Planning NSW

**RICHARD SEBO**

RMIT

**TONY ARNEL**

Building Commission Victoria

**MICHAEL SCRAFTON**

Department of Defence

**MICHAEL BARNES**

ISIS

**CHRIS WAGGETT**

Principal Real Estate Investors

**DANIEL GROLO**

Grocon

“The first Board meeting focused on five priorities that would remain paramount throughout our first three years: achieve and maintain financial viability; maximise sponsorship; build a strong membership base; ensure that the development cost of each rating tool was underwritten; and highlight the economic case for green buildings. The establishment and ongoing growth of the GBCA was attributable to the vision and strong commitment of three special people: Sue Holliday, the then NSW Director General of Planning, Ché Wall and Maria Atkinson. As the inaugural Chair, I only had one over-riding objective, which was to build a solid foundation for the future. I'm sure that the subsequent growth and market penetration of GBCA has exceeded our most optimistic collective hopes and dreams.”

**BRENDAN CROTTY**

**Founding Chairman, Green Building Council of Australia (Board member June 2002 – November 2005)**



“When Maria Atkinson and Ché Wall approached me to join the Board of a new industry association, I had been doing ‘sustainable development’ without knowing it by that name, as the term ‘sustainable’ hadn't really hit the common lexicon. They told me they were forming the Green Building Council of Australia to address ‘sustainability’ and I recall saying ‘what's that?’. Upon explanation, I said: ‘oh, you mean common sense’. I joined the Board and was amazed to see how rapidly Green Star became the hallmark of sustainable development in Australia.”

**CHRIS WAGGETT**

**Board member, Green Building Council of Australia (Board member October 2002 – November 2004)**



# THE FIRST BOARD STRATEGY DAY 2002



2003

## EARLY DAYS

Heading down to Circular Quay in Sydney, past the Four Seasons Hotel and the last bastion of the CBD, was number 29 George Street. Squeezed between the tourist shops and pubs, the rugby paraphernalia and the art galleries was the first official home of the Green Building Council of Australia.

"The sun always shone in The Rocks in those early days and many meetings were held in the courtyard of the café two doors up. Number 29 was anything but green. It was dark and airless, with narrow corridors and hideous carpets. It was in this contradictory accommodation that the organisation was put together and fleshed out."

### **RICHARD SEBO**

**Former Chair of the GBCA Education Committee (Board member July 2002 – November 2004)**

"When I was seconded from the Property Council of Australia to spend three months helping Maria Atkinson launch the Green Building Council of Australia, it consisted of two mobile phones and Maria's laptop. We used to work from cafés and hop around town speaking to website consultants, hopefully supportive industry and government players, and belting out work from home. It's great to see how successful the organisation and the movement have been over the last decade. May it be so for many more!"

### **KEN MORRISON**

**National Policy Director and Chief Operating Officer, Property Council of Australia**

# AWARDS NIGHT 2003



*L to R Richard Sebo, Ché Wall,  
Huston Eubank and Maria Atkinson*



# GREEN STAR RISING

While the Green Building Council of Australia was gaining momentum, there was still no accurate or reliable way to assess and rate the many attributes of green buildings. The market needed a trustworthy, easy-to-understand building rating system to enable builders and buyers to move into the sustainable development space with confidence. "Creating an Australian green building rating tool was the Board's top priority," says Ché Wall.

"Our vision was to establish a rating system that would enable the property industry to compare sustainable buildings easily by using best practice benchmarks already in use. This would separate true sustainability from greenwash and provide the market with a basis for investment decisions, encouraging the uptake of certified green building."

#### TONY ARNEL

**Founding Board member and  
Global Director of Sustainability,  
Norman Disney & Young (Board member  
September 2002 – Present)**



In 2003, new office buildings were a major growth sector. As a result, the decision was made to base the first tool on this sector, and because the sector would provide a 'master' framework that could be leveraged for other building types.

Early debates about the tool included whether it should be regulated or be voluntary. The arguments for legislation focused on breadth of impact and bringing the whole market up to a minimum standard. On the other hand, a voluntary tool was seen as a way to drive innovation, avoid the risk of government interference and encourage market leaders to move the industry forward. With no potential legislation in sight, and with a strong argument showing that regulation would risk creating a 'green ceiling', the Board backed the development of a voluntary tool.

Initially, the GBCA considered adapting the USGBC's Leadership in Energy and Environmental Design (LEED) or the UK's Building Research Establishment Environmental Assessment Method (BREEAM) to suit local conditions. However, it became rapidly clear that a locally-developed rating tool would be more appropriate.

In the meantime, there were early signs that minimum standards for energy efficiency in buildings were likely to emerge through the Building Code of Australia. This was led by Victoria over the ensuing years and further vindicated the GBCA position of a voluntary tool aimed at best practice.

“Creating an Australian green building rating tool was the Board's top priority.”



*L to R David Gottfried, Jane Henley,  
Romilly Madew, Rick Fedrizzi and Paul King*

# LET'S GET TECHNICAL

The GBCA decided on an engaged and hands-on approach in the development of its first rating tool. The GBCA's first Technical Working Group was established, and began building the foundations of what was to become known as 'Green Star'.

#### First Green Star Technical Working Group

**Chris Waggett**, Principal Real Estate Investors

**Ché Wall**, Lincolne Scott

**Richard Sebo**, RMIT University

**Stephen Oehme**, Grocon

**David Young**, Sustainable Energy Authority Victoria

**Nicole Campbell**, Sydney Olympic Park Authority

**Edward Warcaba**, Interface

**David Craven**, Sustainable Energy Authority Victoria

**Nerida Patton**, Incolt Management Pty Ltd

**Warren Overton**, Australian National University

**Caroline Noller**, Bovis Lend Lease

**Andrew Corney**, AEC

**Maria Atkinson**, Green Building Council of Australia

"The Green Building Council of Australia's biggest achievement was successfully engaging both the green movement and the commercial environment to raise the standards of commercial properties. In the last five years words like 'chilled beams', 'trigen', 'cyclist facilities', 'small car parks', 'IEQ', 'recycled and reused' and 'low carbon footprint' have become the norm when describing our property markets. More importantly, Australia has led internationally in sustainable innovation and design – and we owe the Green Building Council of Australia for driving that leadership."

#### ED WARCABA

Green Star Assessor



“...engaging both the green movement and the commercial environment.”



**IN THE LAST FIVE YEARS WORDS LIKE 'CHILLED BEAMS', 'TRIGEN', 'CYCLIST FACILITIES', 'SMALL CAR PARKS', 'IEQ', 'RECYCLED AND REUSED' AND 'LOW CARBON FOOTPRINT' HAVE BECOME THE NORM WHEN DESCRIBING OUR PROPERTY MARKETS.**

# NEW STAR ON THE SCENE

## GREEN RATINGS GREETED WITH CONTROVERSY

*Tina Perinotto, Australian Financial Review,  
31 July 2003*

The launch yesterday of the Green Star environmental rating system by the Green Building Council of Australia was met with a mixture of acceptance and controversy.

The new star-based rating tool means that developers of commercial buildings can gain up to six stars on a host of environmental standards – from energy and water consumption to building materials – and then use the rating to promote their buildings.

But because the Green Building Council is funded by and comprises mostly development industry companies, the methodology and rating tool has been greeted with scepticism by green groups.

Some say there was little consultation, alleging developers would be able to use the rating tool to trade off certain environment criteria.

For instance, it might be possible to have brilliant environmentally sound building materials but big greenhouse emissions.

GBCA Executive Director Maria Atkinson acknowledged the sour grapes but said the criticism was almost totally unfounded.

Public submissions were invited and nearly 200 were received. But Ms Atkinson said while green groups were invited to join, none did so. "I remain disappointed," she said.

Ms Atkinson defended the new system, saying the tool not only weighted different categories of environmental performance but was a pilot study and could and would be amended after feedback.

The GBC was open to minimum standards but "the members will decide".

Importantly, Green Star would deliver for the first time a way to measure sustainability in world-class terms, Ms Atkinson said.

"Not only can buildings be compared across Australia, they can also be measured against buildings overseas because Green Star is based on international rating tools," she said.

That was a precious thing for developers, said the chairman of the GBC's technical committee, Ché Wall.

"People want to do greener buildings but there's an adage that's really quite relevant: if you can't measure it, don't do it," he said.

According to Mr Wall, the tool was, in part, a way for developers to seize the agenda before legislation imposed more complex and perhaps more commercially risky benchmarks.

"The notion that the industry can provide a tool which is sympathetic with commercial practices and planning processes but still drives a very hard green agenda brings those two elements together," he said.



# EARLY ADOPTERS

Green Star received top-level industry endorsement with four major commercial building developments, as well as Australia's first sustainability-rated wholesale property fund, committing themselves to use the rating tool.

The City of Melbourne's Council House 2 (CH2), the Lend Lease-Deutsche Office Trust, 30 The Bond development in Sydney, Australand's Freshwater Place commercial development in Melbourne and Principal Global Investors' 126 Phillip Street project in Sydney all registered to achieve Green Star ratings.

"This is a stellar start for the Green Star rating tool. This support underscores the fact that Green Star is what the industry wants. There is no point in having a rating tool that sits on the shelf – it needs to be taken up by industry and used if we are to drive change to an environmentally sustainable property industry."

**MARIA ATKINSON at the launch of Green Star, 30 July 2003 (Board member June 2002 – January 2009)**

"In the beginning it looked like GBCA was setting impossible targets – like having a fully functional rating tool within the first year. But Maria Atkinson's enthusiasm and single-minded resolve made it clear to us that not only the rating tool would be launched but that GBCA indeed would play a significant role in shaping the green future for the built environment."

**IAN HOPKINS**  
**Chief Executive Officer,**  
**Norman Disney & Young**



*Top left 30 The Bond  
 Top right Investa Office, Level 6 and 7 / 126 Phillip Street  
 Second from bottom Council House 2  
 Bottom Twenty 8 Freshwater Place Southbank*

2004

## GREEN COLLAR GROWTH

As Green Star began to receive recognition in the market, the GBCA began training designers, architects, engineers and project managers on the application of Green Star. The first Green Star Accredited Professional course was held in January 2004.

"My favourite memory of the early days is sitting around the table in GBCA meetings sharing an idealistic aspiration with colleagues while wondering how we would get people interested, and having the faith to take risks in investing in people and programs in the hope they might pay off – and they did!"

**KEN MAHER**

**Chairman, HASSELL**

**(Board member June 2002 – November 2007)**



*L to R Tony Arnel, Romilly Madew, Daniel Grollo and Peter Verwer*

# 8 Brindabella Circuit





2004

## FIRST SHINING LIGHT

8 Brindabella Circuit at Canberra International Airport became the first Green Star certified building, achieving a 5 Star Green Star – Office Design v1 rating.

"If the reaction of the business community is anything to judge by, the Capital Airport Group may be the first but certainly won't be the last to commit itself to true sustainability. 8 Brindabella Circuit is already fully tenanted. One of the tenants, the Australian Research Council, has even gone the extra step and has fitted out its space using the Green Star – Office Interiors v1 rating tool. The demand is there. And the challenge is out there for other developers."

**Former ACT Chief Minister,  
JON STANHOPE, speaking at the opening  
of 8 Brindabella Circuit**



8 Brindabella Circuit project had its fair share of detractors and naysayers, and Chief Executive Stephen Byron recalls being told many green design features on their sustainability tick list were impossible to deliver, or would be too costly.

"We were constantly being told, 'We can't do that' by our sub-contractors, and we would simply say, 'You have to do it'. And as a result, the project drove a lot of innovation and became an example of what could be done."

**STEPHEN BYRON  
Chief Executive, Canberra International Airport**



# GREENS ON THE GREEN

## GREEN IS THE NEW BLACK

*Tina Perinotto, Australian Financial Review,  
2 December 2004*

The Green Building Council celebrated its second birthday last month. Staff T-shirts read: Green is the New Black. The venue was the bowling greens of Sydney's Paddington Green, the mood was upbeat, confident. Maria Atkinson, GBC Chief Executive, was in full swing, orchestrating the gathering with her usual flair.

There were some impressive names in attendance Australand chief Brendan Crotty, Grocon's Daniel Grollo, ING's Craig Heaton among them.

These weren't guests: they were Board members who had been joined at the annual meeting earlier in the day by fellow Board members such as Investa chief Chris O'Donnell and the Property Council's Peter Verwer to vote through some ambitious new targets for the GBC's third year.

That membership says a lot about the bias at the top of the property tree towards sustainability, according to Ché Wall, GBC founder, Board member and chairman of the World GBC.

It's a bias not repeated in other countries, and mostly it can be explained because the GBC has presented sustainability as a successful business model, he says.

Yes, there are people who worry about the cost.

"But there are those people, like Brendan Crotty... it was like: 'How do we become part of this?' He got it straight away.

"And Craig Heaton of ING approached us and he made it quite clear that if we ever did anything, he'd like to be part of it," Wall says

If the GBCA's brief was to "accelerate the transition of the property industry towards sustainability", it has succeeded "above and beyond expectations", Wall says.

In two years, Wall and Atkinson can look back across a chasm to the now outdated and inappropriate way of doing things.

Yes, green is the new black.

“Green  
is the  
new  
black.”



Left Maria Atkinson  
Right L to R David Gottfried, Donald Simon,  
Rick Fedrizzi and Ché Wall





# Council House 2

# 2005

2005

## 6 STAR GREEN STAR ACHIEVABLE

The City of Melbourne's ambitious plan to construct a high-performance green office delivered dividends. Council House 2, or CH2 as it's fondly known, became Australia's first 6 Star Green Star – Office Design v1 building, demonstrating 'World Leadership'.

CH2 was not just a demonstration of environmental efficiency, but also showed that green building design can deliver impressive productivity benefits. A post-occupancy survey of CH2 has tracked a 10.9 per cent increase in productivity since staff moved into their green office, with estimated annual cost savings of \$2 million.

"My endearing memory of the GBCA will always be its willingness to work with us during the design phase of CH2. We were all new to the challenge of designing the commercial office building of the future – Green Star was being written as we were designing and the two processes became interwoven. The flexibility of thought and approach shown by the GBCA made the design process both dynamic and exciting."

**PROFESSOR ROB ADAMS AM**  
Director City Design, City of Melbourne



"To achieve a 6 Star Green Star – As Built rating is the ultimate measure of a sustainable building. When CH2 achieved this rating it was such a thrill, a moment of great pride and achievement and also a relief that all the years of work put in by so many different people: designers, Council, consultants, staff, the builder, tradespeople and the GBCA had come to fruition. What a feeling!"

**SIMONE CONCHA**  
Green Star Accredited Professional on the project



# FIRST GREEN RETROFIT

The Szencorp Building at 40 Albert Road, South Melbourne, was transformed from an inefficient commercial space to become the first existing office refurbishment in Australia to be awarded a 6 Star Green Star – Office Design v1 rating.

After just two years of operation, the Szencorp Building posted energy savings of 71 per cent and water savings of 94 per cent when compared to the industry average. It had also increased staff productivity by 13 per cent – demonstrating that older buildings could be smart, sustainable and really help the bottom line of a business.

“The Szencorp Building is proof that retrofitting an inefficient office building can deliver significant ongoing energy and water savings, so by promoting our achievements we can hopefully encourage other building owners and developers to follow our lead.”

**PETER SZENTAL**

**Building owner and developer, in 2009**



*Szencorp Building*

# 30 THE BOND

When Lend Lease announced in 2003 that it intended to construct a building that produced a third less greenhouse gas emissions than traditional counterparts, the general outcry was 'it can't be done'.

Lend Lease ignored the detractors and in October 2005 achieved the first 5 Star Green Star – Office As Built v1 rating in the country with a building that produces around 30 per cent less greenhouse gas emissions than traditional buildings of similar dimensions at that time. Lend Lease sent a clear signal that a green building could be good for both the environment and the bottom line.



30 The Bond launch

“...green building could be good for both the environment and the bottom line.”

## SEXY, CIVILISED AND GENUINELY GREEN

*Elizabeth Farrelly, Sydney Morning Herald, 25 May 2004*

Lend Lease's radical new building is cool, eco-friendly and there's not a hairshirt in sight.

At 30 The Bond there are no offices, only workstations; no air-conditioning, only chilled-beam technology; no back wall, only the wet convict-hewn sandstone.

At 50 metres long and four storeys high, the cliff comes complete with running water, weedlets and the occasional Millers Point rat, directly descended, no doubt, from the bubonic versions of 1901. That's biodiversity.

Until now green architecture in Sydney has been divided into two types – the hairshirts and the green-screeners. The hairshirts expect you to brace for life in a sunless, viewless, jokeless world and pay for the privilege, while the screeners simply settle for the look, shrouding a building in greenwash and gamishing with cosmetic vegetation on the basis that style is substance. No wonder eco-talk makes us reach for our babble detectors.

But The Bond, designed in-house with Peddle Thorp collaborating, is different. Here, for the first time, we have a building with succulent visuals, spatial invention, commercial cred and a 5 Star Green Star rating. Even with the numbers fully crunched there's no government subsidy, no cost impost, no hairshirt and, as far as one can tell, little or no eco-babble.

2005

# GREEN LETTER DAYS

The baton of leadership also changed hands. Brendan Crotty stepped down as Chair, to be replaced by Craig Heaton; while Romilly Madew replaced Maria Atkinson as Chief Executive.

In 2005, the Green Building Council of Australia released second versions of the Green Star Design and As Built rating tools for offices, as well as Green Star – Office Interiors v1. Rating tools for other market segments were in development.

Industry engagement was growing: Australia's first green building conference had been held at Sydney Olympic Park, and the GBCA's Green Star Accredited Professional course had begun to attract a steady stream of would-be green thinkers.

## 1,000 GREEN STAR PROFESSIONALS

*Tina Perinotto, Australian Financial Review,  
19 August 2005*

"The Green Building Council of Australia's Green Star environmental rating system notched up its 1,000th trained Green Star professional yesterday. Property industry professionals nationwide have been trained in its use over the past 18 months, and GBCA executive director Maria Atkinson said the council was experiencing 'overwhelming demand for the training'."



Left Maria Atkinson and Romilly Madew  
Right GBCA team

2006

# DOLLARS AND SENSE

“84% of property owners, architects and consultants are involved in some form of green development...”

Early in 2006, new Chief Executive Romilly Madew launched the *Dollars and Sense of Green Building*, which identified the benefits and the barriers to building green in Australia, as well as a pathway forward for Australia's built environment.

“The penny dropped for me and many people with the release of the first ‘Dollars and Sense’ publication. I remember being in an Education Committee strategy day and Romilly was leading the discussion. The energy around the room when she outlined her findings was palpable. Here was proof positive of the power of green building. We had all been waiting for it and it created the narrative we needed to sell green building to the unconverted.”

**MICHAEL BARNES**

**Chief Executive Officer, ISIS Group**

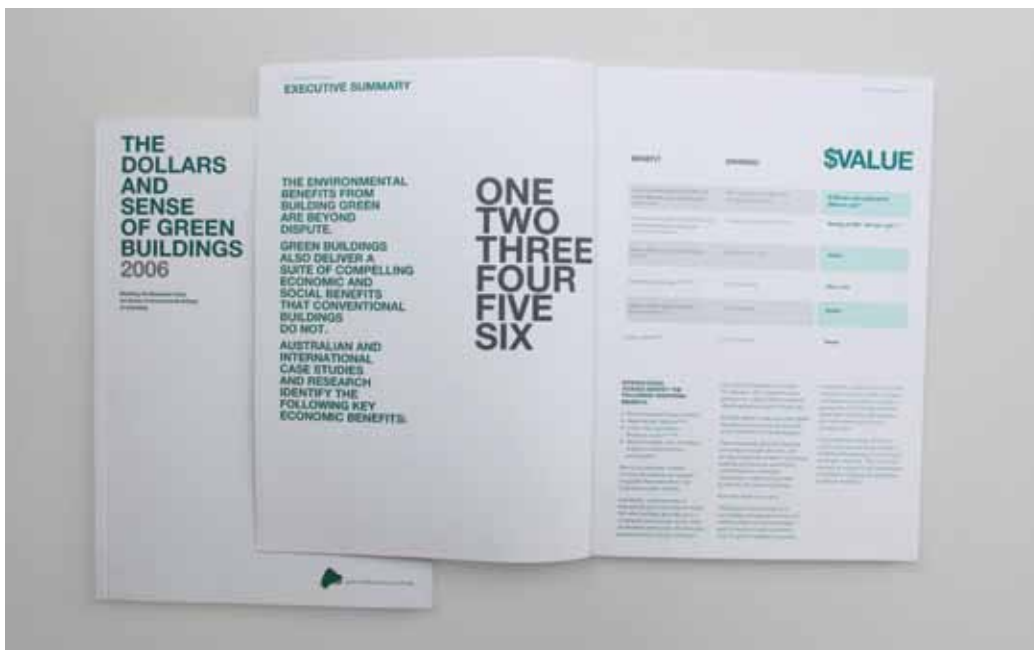
**(Board member October 2002 – June 2012)**

## GREEN FINGERS SPROUTING

*Tina Perinotto, Australian Financial Review, 28 September 2006*

Eighty-four per cent of property owners, architects and consultants are involved in some form of green development – thanks mostly to the leadership of various levels of government and leading businesses, Australia's first major survey of attitudes to sustainability has found.

“This report confirms what the Green Building Council of Australia already knows – green buildings are no longer just the future of the industry, they are today's reality and the Green Star environmental rating system is becoming the green building standard of the industry,” said Chief Executive, Romilly Madew.



# GREEN STAR FOR GREEN OFFICE FITOUTS

In May 2006, Morgan Stanley's office fitout in Sydney achieved Australia's first Green Star – Office Interiors rating.

## MORGAN STANLEY'S MONEY MAKERS CATCH THE BUS

*Tina Perinotto, Australian Financial Review, 17 May 2006*

Global finance and investment giant Morgan Stanley has made the ultimate yuppie sacrifice on behalf of 150 of its staff: there are no car parking spaces in its new Sydney offices. Not one.

The decision helped the company win an unprecedented accolade in the newly released Green Star – Office Interiors ratings by the Green Building Council of Australia.

It received the 5 Star Green Star rating for an office fit-out recognising "Australian excellence".

Instead of an air-conditioned ride straight to the car-park lifts, staff will have a 10-minute walk from Wynyard train station or buses.

It's a big ask. But Chief Executive Steve Harker doesn't see it that way.

Instead of regarding it as a burden on staff, Harker sees it as a positive – a way to attract and retain people.

"The firm strives to be an employer of choice and provide staff with the best infrastructure and environment," he said.



*Morgan Stanley Tenancy at 30 The Bond*



*Left Morgan Stanley Tenancy at 30 The Bond  
Right Romilly Madew presenting the Green Star certificate to Steve Harker, Managing Director and Chief Executive Officer of Morgan Stanley Australia*

## GREEN IS PREMIUM

The anecdotal evidence in the marketplace that 'green' equated to 'high quality' was confirmed with the release of the Property Council of Australia's Guide to Office Building Quality, which inextricably linked the concept of Premium and A-grade buildings to their sustainability rating.

### **MORE THAN MEETS THE EYE TO A PREMIUM RATING**

*Mathew Dunckley, Australian Financial Review, 25 May 2006*

A flash foyer, good lighting and a quick lift to the top floor will now have to be matched by a building's environmental performance if landlords want to claim they are offering premium or A-grade space to prospective tenants, under the industry's benchmark-rating tool.

The Property Council of Australia's Guide to Office Building Quality replaces its Quality Grade Matrix and includes a new requirement for existing premium- or A-grade buildings to be accredited with a Green Building Council of Australia rating.



“The firm strives to be an employer of choice and provide staff with the best infrastructure and environment.”

# GREEN STAR FOR REFURBISHMENTS

In October 2006, 500 Collins Street in Melbourne's CBD became a new green landmark, with an historic pre- and post-occupancy survey laying it all out in black and white: Green Star is good for people as well as the environment.

The refurbishment of the 30-year-old 28-level multi-tenanted building, which achieved a 5 Star Green Star – Office Design v1 rating, was found to have delivered a 39 per cent reduction in average sick leave, as well as a 44 per cent reduction in the average monthly cost of sick leave.

Even more impressive, the new green office boosted typing speeds of secretaries by nine per cent and lawyers' billing ratios by seven per cent, despite a 12 per cent decline in the average monthly hours worked.

"The building was a typical 1970s A Grade building – lots of marble, dark timber lifts, black bean panelling, and little focus on energy consumption. The change is incredible – the foyer now has so much light in it, the newly refurbished floors are taking advantage of more natural light and views, and the chilled beam system is operating well. The refurbishment has turned an aging landmark into a modern icon."

**Building Manager, HARRY HULLIN, in 2007.**  
**Harry had worked in the building since 1978.**





# GREEN MILESTONES

It was a sign of the times that, in February 2007, New Zealand adopted Green Star, and Green Star chalked up its 100th registration.

“This milestone of 100 registrations demonstrates that there is real green building momentum across the country, and that Green Star is helping to drive that push by giving the industry the tools to define, measure and recognise green.”

Almost nine hundred people came together for the first Green Cities conference, held in conjunction with the Property Council of Australia, in Sydney. Over the next six years, Green Cities conferences would be held in Sydney, Melbourne and Brisbane, welcoming more than 6,000 delegates and exhibitors, and showcasing a range of international keynote speakers and many of Australia’s leading green thinkers. Green Cities has been a platform for premiers and politicians, ministers and mayors to engage with built environment professionals, and for the industry to share ideas and inspiration.

**ROMILLY MADEW**  
Chief Executive,  
Green Building Council of Australia



That year, Tony Arnel assumed the role of GBCA Chair from Craig Heaton.

“After five years, the Green Building Council of Australia had emerged from its infancy and was gaining real traction in the industry. The language of Green Star was on everybody’s lips and it was my sense we were witnessing the game change.”

**TONY ARNEL**  
GBCA Chairman, 2007-2012  
(Board member September 2002 – Present)



Romilly Madew

“...there is a real green building momentum across the country.”

# GREEN STAR TRIFECTA

The GBCA reached a new milestone in April 2007, when the Department of Defence achieved 5 Star Green Star ratings for the design and completed construction of the new RAAF Richmond 36/37 Squadron Headquarters.

With perfect scores in both Green Star categories of Water and Management, RAAF Richmond 36/37 Squadron Headquarters became one of the most water-efficient and well-managed office buildings in Australia. The development went on to become the first to achieve the 'trifecta' of Design, As Built and Interiors ratings for the same building – a truly remarkable achievement.

"This new building is... the first in Australia to receive both Design and As Built certifications and it was a great pleasure that I could be there as part of the opening ceremony. The building's design received a 5 Star Green Star certified rating from the Green Building Council of Australia for design and construction and, built at a cost of approximately \$13 million, the design of the combined headquarters building provides an overall saving in the lifetime running costs of the facility due to its energy efficiency."

**THE HON. DR BRENDAN NELSON**  
Former Australian Government  
Minister for Defence

"The Department of Defence understood that green building offered the opportunity to improve through-life costs for infrastructure assets. The Department took a pragmatic approach to the way it did business, recognising that the principles underpinning Green Star would bring benefits to its bottom line. Being involved with the GBCA also gave us a greater understanding of what the industry could achieve, and facilitated better relationships between the Department and the industry."

**GEOFF BECK**  
Department of Defence  
(Board member July 2005 – January 2008)



# FIVE YEARS OF GREEN BUILDING

To commemorate its fifth anniversary in November 2007, the staff of the Green Building Council of Australia planted 500 trees in Bexley, NSW, with the help of local horticulturist and bushland expert Adrian O'Malley.

"As Australia's property industry changed, and designers and developers began to look at how buildings could have a positive or restorative effect upon their surroundings, the GBCA reached its fifth birthday and also looked around for how we might have a positive effect – in a physical way. Our fifth birthday was marked by a day spent planting trees in the south west of Sydney – and hopefully as the trees grow, so will the impact and spread of Australia's green building and community movement."

**ROBIN MELLON**

**Executive Director, Advocacy and Business Services, Green Building Council of Australia**

*Top L to R The Hon. Dr Brendan Nelson, former Australian Government Minister for Defence, Geoffrey Beck and Romilly Madew  
Bottom RAAF Richmond Reinvestment Project Squadron Headquarters*



Robin Mellon

“ ...designers and developers began to look at how buildings could have a positive or restorative effect upon their surroundings.”

2008

# SHOPS AND SCHOOLS GO GREEN

In February 2008, Orion Springfield Town Centre became the first retail centre to achieve a 6 Star Green Star rating under the Shopping Centre PILOT rating tool.

“Orion Springfield was designed from inception to achieve World Leadership in environmental sustainability. To be the first retail centre recognised by the Green Building Council of Australia is testament to the strength of Orion Springfield's green credentials and allows us to spread the environmental message even further at a commercial level.”

## **GREG PARAMOR**

**Former Chief Executive Officer, Mirvac  
(Board member April 2007 – August 2008)**

Another influential green project was also certified in June 2008: the Bond University Mirvac School of Sustainable Development, in Queensland. The first Green Star education facility in Australia achieved a 6 Star Green Star – Education PILOT rating and acts as a ‘living laboratory’ for the advancement of teaching sustainability principles and practices. Bond University's new facility set the bar for sustainable schools.

“This achieves the goal we shared with Mirvac to create an educational building that reflects a Living Laboratory for the advancement of teaching sustainability principles and practices, not only to Bond students but to the wider community.”

## **TREVOR C ROWE AM**

**Former Chancellor, Bond University**

Just a few months later, in August 2008, the Green Star – Education v1 and Green Star – Retail Centre v1 rating tools were released.



# LOCAL AND GLOBAL SOLUTIONS

Recognising that the challenges of sustainable building require global solutions, the Green Building Council of Australia expanded its focus beyond Australia's shores, supporting emerging green building councils in South Africa, New Zealand, Hong Kong, Singapore, Israel, Vietnam and Malaysia through the auspices of the World Green Building Council and its networks.

Green Star continued its international expansion in 2008, with the South African Green Building Council adapting the rating system to its local conditions.

"When it came to choosing a rating tool, we looked at all the leading international tools. After wide consultation, it was clear that industry in South Africa wanted a tool that was customised for South Africa and where assessments were handled in SA and not sent offshore. Few other tools would accept that, but Green Star insisted on it, with the GBCA believing it was important for tools to be localised. We liked the fact that it was a 'second generation' tool, the many similarities between the countries, and that GBCA was able to make the entire tool available to us to adapt to South African conditions. To date we have fully customised Green Star tools for Office, Retail, MURT and Public Buildings, and we've had great cooperation from and interaction with the GBCA in the process."

**BRUCE KERSWILL**  
Chair, Green Building Council of South Africa

"The success of the GBI rating tool in Malaysia, which has certified more than 2.5 million square metres of green building space since its launch in 2009, and the approval of the Malaysia Green Building Confederation as an 'emerging member' of the WorldGBC in 2011, owes in no small measure to the support of the GBCA."

**IR. H.P. LOOI**  
President, Malaysia Green Building Confederation

"We can do more than simply encourage and recognise better buildings in Australia. We can also support the development of better buildings in our region and around the world. Our philosophy has been not to solve the building problems of other nations, but to support them in finding their own solutions. Sharing the best practice case studies of Australian buildings, technologies, systems and approaches has helped the development of other green building councils and their business cases alike".

**ROBIN MELLON**  
Executive Director – Advocacy and Business Services, Green Building Council of Australia

“Our philosophy has been not to solve the building problems of other nations, but to support them in finding their own solutions.”

*Opposite*  
Top Bond University Mirvac School of Sustainable Development  
Bottom left, L to R Nick Collishaw, Trevor C. Rowe AM,  
The Hon. Julia Gillard, former Australian Government Minister  
for Education, Andrew Aitken and George Earle  
Bottom right Bond University students

2009

# 100 GREEN STAR RATINGS

In April 2009, the then Federal Minister for Environment, Heritage and the Arts, Peter Garrett, officially opened Australia's 100th Green Star certified building, Stockland's head office in Sydney.

133 Castlereagh Street was the first project in Australia to achieve a 6 Star Green Star – Office Interiors v1.1 certified rating – showing first-hand how an existing A-grade 1990s office building was upgraded to achieve environmental excellence.

"I remember handing the 100th Green Star plaque to the then federal Minister for the Environment, Peter Garrett, who in turn handed it to Chairman of Stockland, Graham Bradley. For many of us in the green building movement, that 100th plaque represented the 'tipping point' for Green Star. Green Star had arrived."

**TONY ARNEL**

**GBCA Chairman, 2007-2012**

**(Board member September 2002 – Present)**



L to R Romilly Madew,  
Matthew Quinn, Graham Bradley  
and Tony Arnel



Stockland Head Office 'Stockhome'

2009

# MORE SUSTAINABLE SPACES

In May 2009, The Summer development in Fremantle made history as the first residential building to gain a Green Star rating. The 4 Star Green Star building design from developers Match proved that multi-unit residential developments can go above and beyond minimum requirements and reach best practice outcomes by focusing on good passive design principles such as orientation, shading and natural ventilation.

“We are literally setting the benchmark for Australian environmental achievements in residential design.”

**LLOYD CLARK**  
Managing Director, Match



Also setting new benchmarks in 2009 were Housing NSW's Lilyfield and Redfern Redevelopment projects, which both achieved a 5 Star Green Star – Multi Unit Residential PILOT rating.

The Redfern project recognised the important links that Australia's indigenous people have with the suburb, and so mandated a minimum of 20 indigenous construction workers. This was a 'first' for a public housing project in Australia, and was rewarded with a Green Star Innovation point.

In July 2009, the GBCA launched the Green Star – Multi Unit Residential v1 rating tool.



*Lilyfield Housing Redevelopment*



*Redfern Housing Redevelopment Project – East Site*

2009

# WORLD'S GREENEST CONVENTION CENTRE

Melbourne Convention and Exhibition Centre achieved a 6 Star Green Star – Convention Centre PILOT rating in June 2009 with one-of-a-kind green features that remain outstanding today.

“The opportunity was clear. The Melbourne Convention and Exhibition Centre was to be utilised by many visitors and locals each year – and there could be no better way to spread the good news story of green building in Australia than to take holistic sustainability to a large-scale public building. Extrinsically beautiful and intrinsically practical, this building exemplifies sustainable development as a commercially astute investment that limits demands on external resources and provides superior indoor environment quality for its users.”

**MATTHEW PAYNE**

**Green Star Accredited Professional  
on the project**



“When the Melbourne Convention and Exhibition Centre was being conceived in 2004, an investment in a 6 Star Green Star building was viewed by some as risky. Now it is a major point of difference in the very competitive conference market in South East Asia.”

**JOHN THWAITES**

**Former Deputy Premier of Victoria  
(Board member February 2008 – Present)**



Melbourne Convention Centre



# IT'S GETTING EASIER TO BE GREEN

By 2009, Green Star's impact on the manufacture and distribution of products had radically altered the playing field. Leading product manufacturers and suppliers were capitalising on the opportunities that the Green Building Council of Australia presented in the new, green marketplace. New sustainable products were launched, existing products were transformed, and costs for sustainable alternatives began to decline. It was getting easier to be green.

"Green Star has achieved a significant transformation within the property sector, but beyond that it has transformed the focus of a large swathe of the supply chain, across which the impacts have been far-reaching. Manufacturing has been driven to comply with new benchmarks for emissions, recycled content and product stewardship. In fact, Green Star has introduced a new competitive dynamic that, these days, is often the difference between winning and losing business: to what degree do products and the processes adopted to make them demonstrate a commitment to lower environmental footprint and comply with Green Star standards? We are now competing much more on the right basis. Once you influence upstream supply, the effect on the environment is multiplied. Interface read this change very early and our ability to support Green Star compliance has been one of the key drivers behind our growth in recent years."

**ROB COOMBS**

**President and CEO, Interface Asia Pacific  
(Board member November 2004 – June 2012)**



"When I started working with Green Star, a trip to a hardware store was a very different experience than it is today. Back then, shower heads used 22 litres of water per minute – today it is almost impossible to find one that uses more than 9 litres per minute. Light bulbs were incandescent and there were some fluorescents. Today there are LED lights as well as a huge variety of compact fluorescents. In the paints section today you can ask for low-VOC paint and the staff not only know where to find it on the shelves, they know what it means and the benefits of using it. It costs no more than the alternatives and is available in a range of brands and types. Before Green Star, I had never heard of low-VOC paints. We are changing the world."

**ANDREW AITKEN**

**Executive Director, Green Star,  
Green Building Council of Australia**



*Andrew Aikten*

“...Green Star has introduced a new competitive dynamic... the difference between winning and losing business.”

# GREEN THUMBS IN THE GREENHOUSE

In August 2009, the then Australian Government Minister for Environment, Heritage and the Arts, Peter Garrett, was welcomed to the GBCA's new head office, in Sydney, for the official presentation of The GreenHouse's Green Star certification.

The GreenHouse's 5 Star Green Star – Office Interiors v1.1 rating demonstrated that even small and fast fitouts can achieve high environmental standards and a happy, healthy working environment for employees.

Speaking at the official opening, Minister Garrett said that The GreenHouse embodied the GBCA's commitment to "practice what it preaches, demonstrate its vision and lead by example."



“...even small and fast fitouts can achieve high environmental standards...”



Top Romilly Madew and The Hon. Peter Garrett, former Australian Government Minister for the Environment, Heritage and the Arts  
Left GBCA Sydney Fitout – GreenHouse



2010

## GOODBYE TIN SHEDS!

Lot 12 TradeCoast Central was not only the first industrial project to gain a Green Star rating, but did so with a range of impressive innovations.

The project achieved Green Star Innovation points for features such as the precinct non-potable water storage and distribution system which reduces potable water consumption by 80 per cent – the equivalent of more than 10,000 litres a day.

“The industrial building sector is an area where substantial savings can be made in terms of energy, greenhouse gas and water savings. At the same time, industrial buildings usually house a number of diverse functions under the one roof, making it challenging to track environmental performance. The Green Star – Industrial v1 tool provides clarity and guidance during the design phase of industrial buildings to ensure owners and operators get a good mix of economic and environmental outcomes.”

**John Moynihan, Ecolateral,  
ESD Consultant on Lot 12, TradeCoast Central**



Following this milestone, the Green Star – Industrial v1 rating tool was released.

*Lot 12 TradeCoast Central*

[<< BACK TO CONTENTS](#)

# HELLO GREEN SCHOOLS!

Australia's first Green Star – Education Design v1 primary school, Peregian Springs State School on the Sunshine Coast, immediately reaped the benefit of its sustainability status, attracting the highest pre-enrolment of any school in Queensland.

The Queensland Government's commitment to Green Star schools, with six schools achieving Green Star ratings over the subsequent year, heralded a new era of schools that provide better learning and productivity outcomes for students and teachers, and better environmental outcomes for our planet.

Another Queensland School, Bay View State School, has achieved a 100 per cent parent satisfaction rate, as well as an attendance rate three per cent higher than the regional average. Principal Peter Black says that the school helps "build the knowledge and skills for students to live a more sustainable life."

"Studying and working in this facility encourages both our staff and students to act in a more sustainable manner and will help improve learning outcomes for our students."

## **GWEN SANDS**

**Principal, Peregian Springs State School**



"Bay View is the best and most creative school I have been to. The classroom roofs are on a diagonal shape so it keeps the rooms cool."

## **OSCAR**

**Year 6 student, Bay View State School**





2010

## 250 GREEN STAR RATINGS

Australia's 250th Green Star rating also marked the first project to achieve a perfect score.

Pixel in Melbourne achieved a 6 Star Green Star – Office Design v2 rating, equating to 'World Leadership', with a perfect score of 100 points for building design, and an extra five points for innovation.

The Grocon project's features range from the distinctive 'pixelated' sun shade system, which allows daylight to enter the office space while giving protection from glare and heat gain in the summer, to its more subtle aspects such as smart windows, which open on cool nights to flush the building with air and lower its temperature. No matter where you look in the building, there are cutting edge examples of sustainable design.

"That the Pixel building is our 250th certification is particularly significant, as five years ago many in the industry thought a 6 Star Green Star rating was unachievable. Today, not only are we seeing more and more 6 Star Green Star certifications across a range of building types, but we have a building that has achieved a perfect score of 100."

**ROMILLY MADEW**  
Chief Executive,  
Green Building Council of Australia



*Pixel Building 9 – The Brewery*

[<< BACK TO CONTENTS](#)

# GREEN STAR A GIVEN

In August 2011, Chief Executive Officer of Australia's largest privately-owned development, funds management and construction company, Grocon, told the *Australian Financial Review* that it was a "liability to have too few Green Stars."

"Unless you're building or developing commercial buildings to a 6 Star Green Star level, you're actually building something that's obsolete because all your competitors are already building to that standard. Every building on a serious scale is being built at a 6 Star quality – that shows the momentum within the industry."

**DANIEL GROLO**

**Chief Executive Officer, Grocon**  
**(Board member October 2002 – Present)**



1 Bligh Street

“Every building on a serious scale is being built at a 6 Star quality – that shows the momentum within the industry.”

# INTERNATIONAL INFLUENCE

By 2011, the Green Building Council of Australia had cemented its reputation as a leader in the global green building movement.

The GBCA's active role with the World Green Building Council encompassed Tony Arnel's role as chair, Romilly Madew's leadership with the Rating Tools Taskgroup and subsequent election to the Board, as well as GBCA representation on the Policy Task Force, Council Development Committee, Marketing Committee and Asia Pacific Network.

The GBCA's strong relationship with Austrade showcased Australian green building and community capabilities and attracted investment into Australia, with two capability documents released in conjunction with World Green Building Week 2011.

"The Green Building Council of Australia was one of the world's earliest adopters of green building practices, as the Australian industry recognised the benefits that green building could deliver across the triple bottom line of 'people, planet, profit'. The GBCA's international reputation has helped Australian companies to position themselves as leaders in the global green building market. The GBCA played an integral role in capacity-building across the Asia Pacific region, and was instrumental in driving the uptake of the GBC model throughout the region."

**JANE HENLEY**  
Chief Executive Officer,  
World Green Building Council

"Since our inaugural conference in 2009, the Hong Kong Green Building Council has benefited from the Green Building Council of Australia's support. The GBCA has shared its knowledge, particularly regarding the Australian model of building assessment, and is now mentoring us on the road to becoming an 'Established' member of the World Green Building Council."

**RONALD S CHIN**  
Executive Director,  
Hong Kong Green Building Council



Jane Henley and Romilly Madew

"Since the Israel Green Building Council was formed, the GBCA has been a tremendous support, sharing knowledge and insights into the green building market and how to transform the industry. The GBCA and its staff have inspired us by showing us what we can achieve."

**HILLA BEINISH**  
Chief Executive Officer,  
Israel Green Building Council

“...people,  
planet, profit.”



# GREEN HOSPITALS BECOME AFFORDABLE & ACHIEVABLE

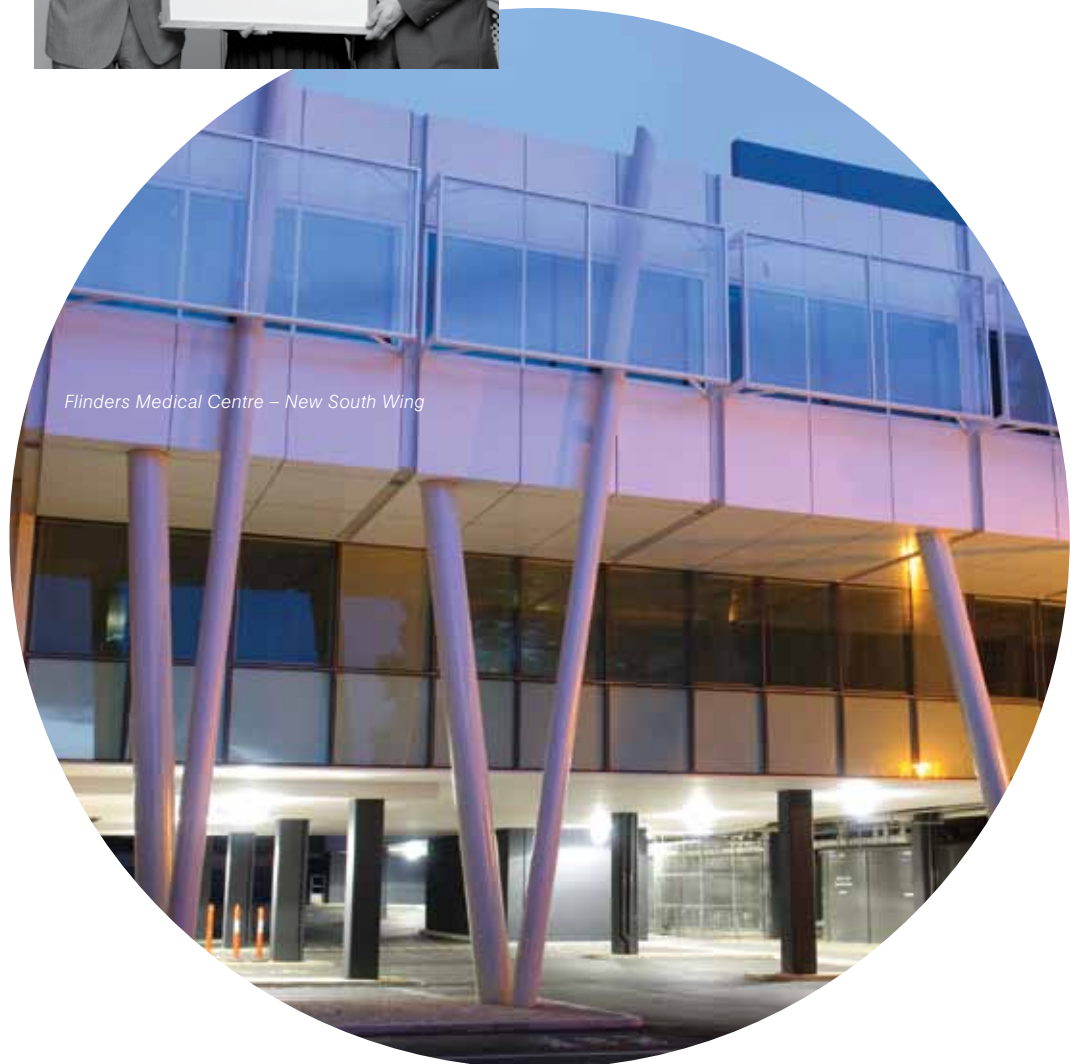
Flinders Medical Centre – New South Wing became Australia's first Green Star healthcare facility, providing positive proof that green healthcare facilities are affordable and achievable.

The South Australian Government was applauded for its green leadership, and South Australian Health Minister, John Hill, said that "New South Wing's designers have risen to the challenge and built a terrific facility which places patients and the environment front and centre."

The facility's impressive environmental features included the largest solar hot water system in South Australia. The 286 solar panel system was expected to reduce greenhouse gas emissions by 1,100 tonnes each year, and energy costs by around \$200,000 each year.



*L to R The Hon. John Hill, South Australian Minister for Health, Romilly Madew and Brendan Hewitt*



*Flinders Medical Centre – New South Wing*



# GREENING GOVERNMENT

The early relationships established with federal, state and local governments continue to reap rewards. By September 2012, different government commitments to better outcomes for offices, schools and hospitals had led to the Green Star certification of 68 government-owned building projects around Australia.

Government support for rating tool development, together with the provision of financial incentives, such as tax and funding solutions, and non-financial incentives, such as green door policies and provision of green skills training, has been an influential driver in the industry's shift to sustainability.

The Green Building Council of Australia has challenged Australia's political leaders with its simple advocacy agenda – visionary government leadership, the retrofitting of existing buildings, greener education and healthcare facilities, the move beyond buildings to communities and cities, and the need for green skills across all industry training. This advocacy agenda is being steadily adopted by all levels of government.

The GBCA continues its open dialogue with a seat on every government industry roundtable on the built environment, through its involvement in the annual Built Environment Meets Parliament (BEMP) summit and through its work with the Australian Sustainable Built Environment Council.

Over ten years, the Green Building Council of Australia has changed the way industry, governments and the community think about sustainability and its potential to improve health and liveability, boost efficient and productivity and create jobs.



Building  
a sustainable  
future

“The GBCA continues its open dialogue with a seat on every government industry roundtable on the built environment.”

2012

# 500 GREEN STAR CERTIFICATIONS AND COUNTING!

In September 2012, Green Star reached a momentous milestone: 500 Green Star certifications. These 500 building projects contributed eight million square metres of Green Star certified space to Australia's built environment – from offices to retail centres, and from schools to hospitals.

The 500th Green Star project was Australand Property Group's The Key Spec 1 development in Victoria, which achieved a 5 Star Green Star – Industrial Design v1 rating. The development comprises two large warehouses and office space inside one 27,000m<sup>2</sup> building.

"In nine short years, Green Star has radically transformed the footprint of our cities. This transformation has occurred through true market leadership. Leading by example has pushed our industry from a 'business as usual' mentality to the forefront of green building expertise and innovation."

**ROMILLY MADEW**  
Chief Executive,  
Green Building Council of Australia

"It's fitting that The Key Spec 1 is the 500th Green Star project, as it demonstrates how market transformation is extending beyond the office sector. For Australand, this Green Star certification gives us assurance that we're 'future proofing' our asset, as well as reducing occupancy costs for our customers. We believe this will give us and our customers a competitive edge in the market as utility costs continue to rise."

**PAOLO BEVILACQUA**  
Sustainability Manager, Australand



# FROM BUILDINGS TO COMMUNITIES

Green Star continues to evolve. In June 2012, after nearly three years of hard work and extensive collaboration, the Green Building Council of Australia launched its most transformative rating tool: Green Star – Communities.

Officially launching the rating tool at the Built Environment Meets Parliament (BEMP) summit, federal Minister for Infrastructure and Transport, The Hon. Anthony Albanese MP, said that “the Green Building Council of Australia is to be commended for developing this tool, which will be of vast help to governments, developers and the public who want the best information to guide their decisions about sustainability.”



From those humble beginnings of two staff down at the Rocks, today we have more than 50 staff across five states and territories.

Today, the Green Building Council of Australia has grown to represent hundreds of member companies across a diverse cross-section of developers, local, state and federal governments, building owners, professional services firms, investors, manufacturers, suppliers and distributors, facility and asset managers, universities, professional societies, utilities and contractors.

Australia’s green building practices, processes and technologies are recognised as world class, and the GBCA is seen as an internationally influential member of the World Green Building Council.

Around Australia, governments are mandating Green Star for new schools, hospitals and large-scale developments because they know Green Star buildings are healthier, more productive and better long-term assets.

Developers are driving higher green benchmarks with each new project they undertake. Building owners are insisting on Green Star ratings for all new acquisitions because of the efficiencies and cost savings achieved.

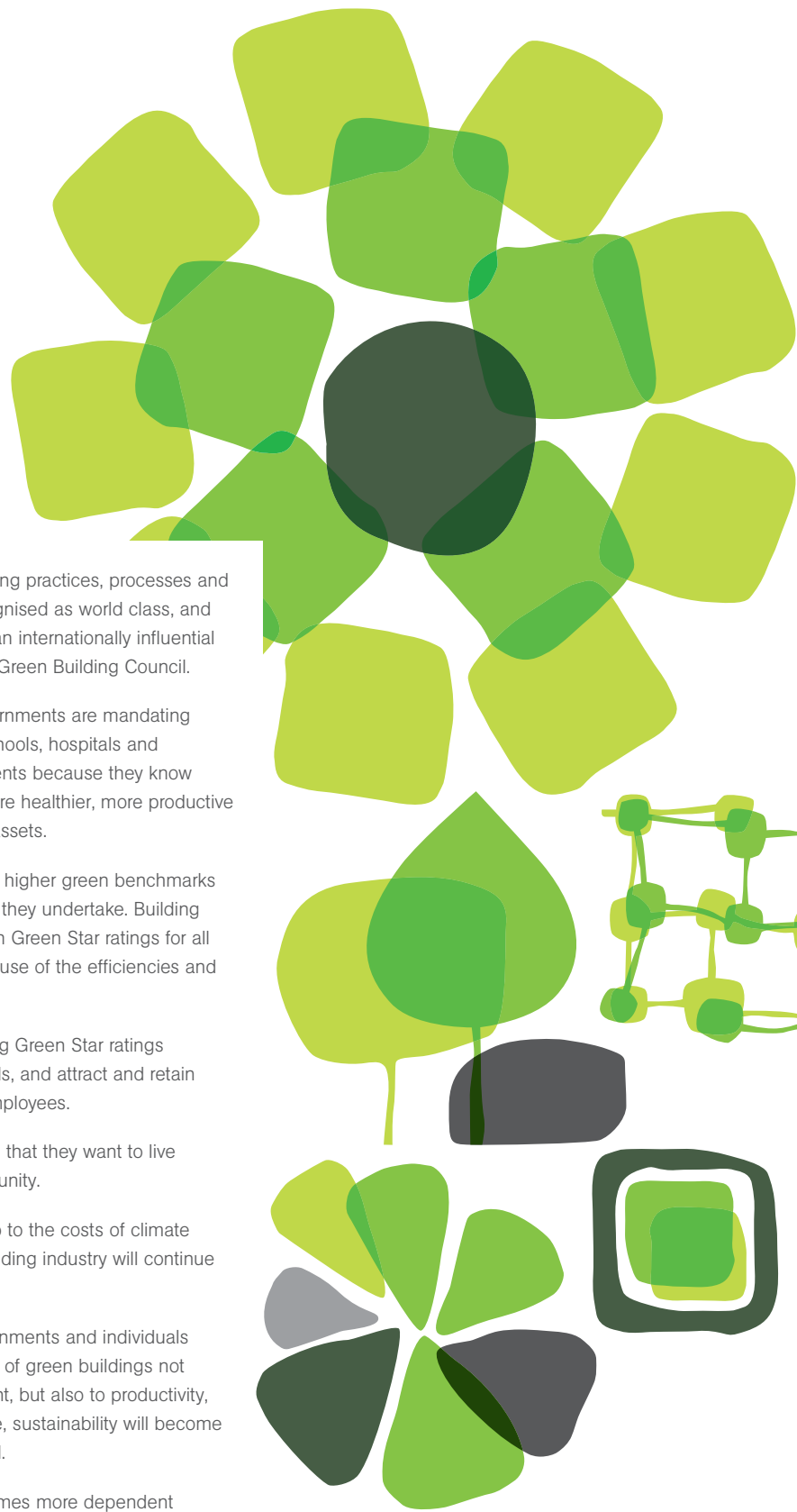
Tenants are demanding Green Star ratings to reinforce their brands, and attract and retain their most valuable employees.

And people are saying that they want to live in a Green Star community.

As the world wakes up to the costs of climate change, the green building industry will continue to expand.

As corporations, governments and individuals recognise the benefits of green buildings not only to the environment, but also to productivity, profitability and people, sustainability will become the accepted standard.

And as Australia becomes more dependent on green collar jobs, exports and knowledge, the Green Building Council of Australia will continue to provide a strategic and sustainable roadmap for the future.



# GBCA BOARD MEMBERS

An enduring hallmark of the Green Building Council of Australia has been the seniority and industry standing of its Board members.

<b>CHÉ WALL</b>	June 2002 – May 2009
<b>BRENDAN CROTTY</b>	June 2002 – November 2005
<b>CRAIG HEATON</b>	June 2002 – January 2007
<b>PETER VERWER</b>	June 2002 – Present
<b>MARIA ATKINSON</b>	June 2002 – January 2009
<b>KEN MAHER</b>	June 2002 – November 2007
<b>RICHARD SEBO</b>	July 2002 – November 2004
<b>SUE HOLLIDAY</b>	July 2002 – May 2003
<b>TONY ARNEL</b>	September 2002 – Present
<b>MICHAEL SCRAFTON</b>	October 2002 – April 2004
<b>MICHAEL BARNES</b>	October 2002 – June 2012
<b>DANIEL GROLLO</b>	October 2002 – Present
<b>CHRIS WAGGETT</b>	October 2002 – November 2004
<b>CATHERINE ZOI</b>	August 2003 – November 2003
<b>CHRISTOPHER JOHNSON</b>	April 2004 – July 2005
<b>MICHAEL PEZZULLO</b>	April 2004 – October 2004
<b>CHRISTOPHER O'DONNELL</b>	April 2004 – March 2006
<b>ROBERT COOMBS</b>	November 2004 – June 2012
<b>DANIEL LABBAD</b>	November 2004 – March 2006
<b>WARREN LEAR</b>	November 2004 – July 2005
<b>DENNIS O'REGAN</b>	November 2004 – February 2008
<b>ROBERT NATION</b>	May 2005 – February 2007
<b>GEOFFREY BECK</b>	July 2005 – January 2008
<b>SEAN O'TOOLE</b>	January 2006 – November 2006
<b>JOHN THOMAS</b>	August 2006 – August 2008
<b>ANDREW BORGER</b>	November 2006 – Present
<b>MOLLY HARRISS-OLSON</b>	November 2006 – Present
<b>ROMILLY MADEW</b>	November 2006 – July 2012
<b>HUGH MCKENZIE-MCHARG</b>	November 2006 – November 2007
<b>DAVID WORLEY</b>	November 2006 – Present
<b>CAREY LYON</b>	April 2007 – Present
<b>GREGORY PARAMOR</b>	April 2007 – August 2008
<b>JOHN THWAITES</b>	February 2008 – Present
<b>SIOBHAN TOO HILL</b>	August 2008 – Present
<b>CHRISTINE BARTLETT</b>	November 2008 – February 2009
<b>ROWAN GRIFFIN</b>	November 2008 – Present
<b>CHRIS LUSCOMBE</b>	November 2008 – Present
<b>ROD LEAVER</b>	February 2009 – Present
<b>SHARAN BURROW</b>	August 2009 – November 2010
<b>DARREN BILSBOROUGH</b>	August 2010 – Present
<b>FREDERICK CHANEY</b>	November 2010 – Present
<b>RALPH HORNE</b>	November 2010 – Present

# GBCA LIFE FELLOWS AND FELLOWS

## LIFE FELLOWS

### CHÈ WALL

Co-Founder, Founding Board Member, Chair of first Green Star Technical Working Group and Chair of Green Star Steering Committee, Founding Chair of World Green Building Council.

### MARIA ATKINSON

Co-Founder, Founding Chief Executive (known then as Executive Director), Board member.

### BRENDAN CROTTY

Founding Chair of the Board, contributed funding for start up and major industry influencer.

### DANIEL GROLLO

Founding Board Member, Green Star champion, one-time Chair of the International Committee

### PETER VERWER

Founding Board Member, chair of the GBCA's Technical Assurance Committee, co-initiator of Green Cities conference.

## FELLOWS

### RICHARD SEBO

Founding Board Member, mentor for Maria Atkinson and Chè Wall, major industry influencer.

### KEN MAHER

Founding Board Member, major industry influencer, contributed funding for start up.

### CRAIG HEATON

Founding Board Member, major industry influencer, contributed funding for start up, Chair of the Board.

### MATTHEW QUINN

Key supporter and sponsor of Green Star rating tools, driver of dozens of Green Star certified or registered projects.

### DARYL BROWNING

Key supporter and sponsor of Green Star rating tools, programs and committees, driver of dozens of Green Star certified or registered projects.



# None of this would have been possible without the passion and dedication of the GBCA staff past and present



1. Davina Knox, Gayathri Ramachandran and Tina Vartis 2. GBCA team 3. Lauren Bonser  
 4. Robert Milagre 5. Louise Wilkinson 6. Lisa Heinze 7. Joe Karten 8. Anna Durward  
 9. Prue Munroe and Frank Romano 10. Lucy Brown 11. Suzie Barnett, Robin Mellon and Romilly Madew  
 12. GBCA team 13. Adam Beck 14. GBCA team 15. Jorge Chapa 16. Michelle Malanca,  
 Briana Thompson and Kathy Willoughby 17. Termeh Hezareh 18. Jeff Oatman  
 19. Bronwyn Papatheodorakis 20. Justin McFarlane 21. GBCA team 22. Carmel Reyes  
 23. Karen Jamal 24. Toufik Refki 25. Orjan Lundberg 26. Vanessa Roberts 27. GBCA team



Our vision is for Australia's  
buildings, precincts  
and communities to be  
**sustainable, affordable  
and liveable places.**



10 YEARS OF BUILDING  
A SUSTAINABLE FUTURE  
2002-2012

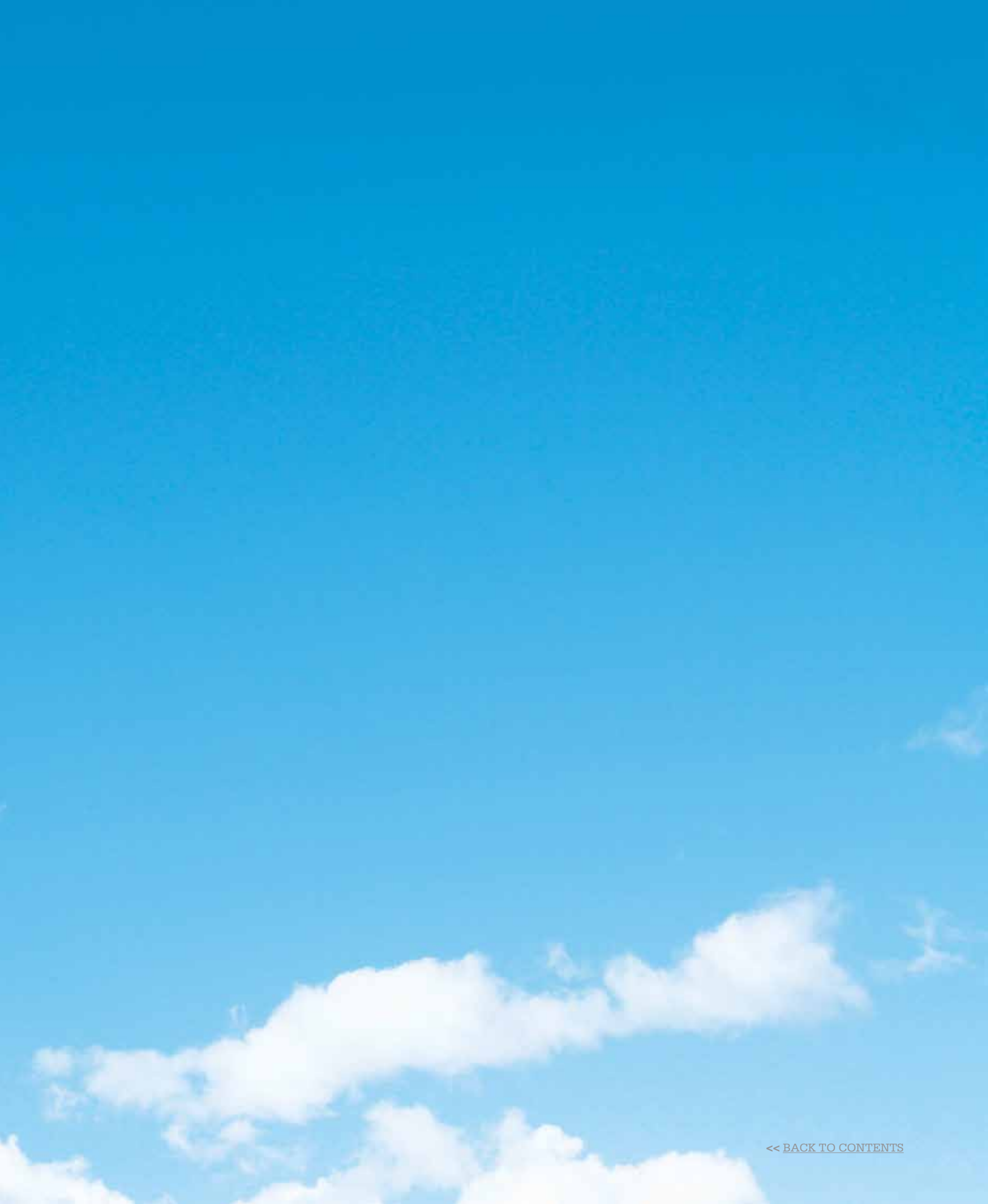


green building council australia









Celebrating a decade  
of green building.

**This is the history  
of the Green Building  
Council of Australia.**



10 YEARS OF BUILDING  
A SUSTAINABLE FUTURE  
2002-2012



green building council australia