

Technical Advisory Group

Minutes

26 July 2017, Time: 1:00-3:00pm, Venue: GBCA Boardroom & teleconference.

Attendees

David Clark Cundall (Chair)

Chris Aucott Architectus

Jonas Bengtsson Edge Environment

Greg Johnson Stockland

Ian Dixon (phone) AECOM

Kristie Martin (phone) Viridis

Sean Holmes (phone) WSP Built Ecology

Hayley Koerbin (phone) Jacobs

Vicky Critchley (phone) Elton Consulting

Dennis Lee NABERS

Anthony Marklund (phone) Floth

Adam Garnys CETEC

Darren Teoh (phone) AMP Capital

Jorge Chapa GBCA

Naomi Martin GBCA

Nicole Sullivan GBCA

Devan Valenti GBCA

Apologies

Bruce Duyshart Meld Strategies

Paul Cassidy Metropolitan Planning Authority, Victoria

Jeya Bavan Curtin

Darren O'Dea Inhabit Group

Lisa Hinde JLL (Future Green Leader Representative)

Nathan Robertson-Ball KPMG Banarra

Christopher Chuah ISPT

Matthew Low AE Smith

Shomo Sen Scentre Group

Paul Bannister Energy Action

Anne Kovachevich Arup

Alicia Maynard ISPT

Agenda

1. Opening group governance
2. Matters arising from the previous meeting
3. Report on standing items
4. Matters for discussion
5. Matters for note
6. Closing group governance

Refer to the meeting papers for full details.

1. Opening Group Governance

1.1 Welcome and introductions

Devan Valenti, new Technical Specialist in the Green Star Solutions team, was introduced.

The quorum of 13 was reached.

1.2 Conflict of interest

No conflicts of interest were noted.

1.3 Adoption of minutes

The TAG minutes from March and April were adopted.

1.4 Green Star Steering Committee update

The TAG membership will be held as is until the Green Star Steering Committee spill is resolved. The TAG spill will follow.

1.5 Technical Advisory Group composition and attendance

The TAG noted that a product manufacturer representative is missing from the demographic of the group. This person would need to be willing to engage in a broad variety of matters. Rodger Hills from BPIC and Jesse Clarke from CSR were put forward as potential candidates to be considered. The reconstitution of the group would occur when the spill takes place.

Action: Suggestions for future TAG members are to be sent to Nicole. (All)

The GBCA will begin to implement a table showing meetings attended by TAG members (vs those eligible to attend) as part of the meeting papers, to encourage much-needed attendance. Reaching quorum for meetings is a continual problem: it delays the start of meetings and decreases effectiveness of the group.

Action: Create a table to record attendance as part of future meeting papers. (Nicole)

1.6 Participation by NZGBC

The TAG welcomed the future involvement of the NZGBC and noted it as a positive step, particularly as they are also working with NABERS.

2. Matters arising from the previous meeting

The out of session meeting was held in April and the minutes were approved earlier in this meeting.

Building air tightness testing guidance is still under development. The GBCA is working with Sean Maxwell and AIRAH as the subject matter experts. The GBCA will provide feedback on progress at the next meeting. It was noted that Chris Nunn may provide valuable input.

Action: GBCA to continue work on building air tightness testing guidance and consult with Chris Nunn. (Devan)

3. Report on standing items

3.1 Certification process improvements

The GBCA ISO 9001 audit will be held in September, and following completion the GBCA will undertake an exercise looking at improvement of certification processes. ISO 14001 is not being considered at this stage, as ISO 9001 is the primary standard that can influence the quality of service provided in Green Star certification.

Action: GBCA to conduct Green Star certification improvement exercise following ISO 9001 certification. (Nicole)

It was also noted that the GBCA will be moving offices around the end of September to start of October.

3.2 Current projects

Rating tool alignment – An IS and Green Star – Communities crosswalk is underway, with ISCA expected to be providing an early draft to the GBCA soon.

3.3 Minor version releases

See item 5.2.

3.4 Strategic revisions to Green Star

See item 4.1.

3.5 Standing subgroups

3.5.1 Greenhouse Gas Emissions subgroup

- Carbon positive brief is out to tender, due at the end of the month. 3 consultants have indicated that they intend to tender.
- It is planned that the Carbon Positive Roadmap will be launched at Green Cities 2018 (March, in Melbourne).
- The GBCA thanks the GHG Emissions subgroup for their valuable input to the brief for tender.

3.5.2-3.5.6 no issues of note

3.5.7 Recognised Provider

- a meeting was held in February, followed by analysis by the GBCA. The conclusion was that the value of the initiative was not clearly demonstrated and there was limited buy-in from industry, so the pilot program has been terminated. All existing Recognised Providers will continue to be recognised until the end of their agreed period.

3.5.8 Construction and demolition waste reporting criteria review

- The Better Buildings Partnership is working on waste and the GBCA will be keen to implement any applicable outcomes.

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- Data for construction waste is required for use to set benchmarks. They may not be calibrated correctly. Effort vs reward ratio means it is difficult to justify significant investment by the GBCA.
- Regional waste treatment is difficult within Green Star where there is no access to an accredited facility. Perth has also indicated difficulty.
- The GBCA is willing to consider innovation proposals to improve how Green Star handles waste.
- The volume of waste generation is also worth considering – reduction of waste generation in the first place rather than just how it is treated.

Action: GBCA to add to the list of issues to deal with in credits at a later stage – can we benchmark using newer data now that is submitted with projects? Can submission templates/spreadsheets be improved to make data utilisation easier? Could Green Star incentivise total waste reduction? (Devan)

The group noted that projects can't expect to be able to achieve 100+ points, and in different situations some points just will not be possible. Also, Green Star is having more widespread influence even when projects aren't pursuing certification as it is an off the shelf set of requirements that can be specified even if not being certified.

4 .Matters for discussion

4.1 Board strategic direction

Achievements this year:

- Registered 471 projects
- Certified 395 projects
- Volume certification of 33 branches/retail stores
- Now a total of 670 registered Green Star – Performance buildings

Next year – strategic direction – CONFIDENTIAL

- Carbon positive roadmap
- Carbon neutral certification
- Carbon neutral labelling scheme
- Revamp of Green Star – Interiors
- "v1.5" update of Green Star – to introduce trajectories in Green Star in 2019 – a bigger leap for benchmarks
- Residential rating tool for apartment units and single family dwellings to be launched later this financial year

The original version 2.0 ambition has been recognised as larger than our ability to deliver so the GBCA have targeted the v1.5 concept in order to deliver sooner.

A future conversation for the TAG will be on which credits need to be stretched and squeezed for v1.5. V1.5 will not be a simple incremental update.

Action: GBCA to bring plan to deliver v1.5 to next TAG meeting. (Jorge)

The GBCA will consider pros and cons of a potential spill of the TAG half way through a v1.5 update. If one happens, the spill will not be of all members and continuity of the group is a key consideration.

What does "world leading" mean? Where is the biggest bang for our buck to get there? What is too easy and what are we missing? What is needed for the 1.5 degree world? What does world leadership mean for Green Star in Australia – for any and all sectors?

Action: TAG to send thoughts to GBCA on what you think "world leading" means. (All)

WELL building ratings are now being raised by commercial projects and Green Star may need to act to address any potential decline for Interiors, particularly from a tenant demand perspective.

Action: GBCA to present plans for Green Star – Interiors at the next TAG meeting. (Jorge)

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Human rights – aiming to introduce through Innovation but not sure about v1.5. TAG input is very welcome.

The process will be that all topics are open for consideration up to the next TAG meeting, and following that prioritisation will occur. This will be the focus of the next meeting, at a high level.

Action: GBCA to construct a questionnaire (eg Survey Monkey) for feedback as an input to the next meeting. (Nicole)

4.2 Carbon Neutral Standard for Buildings

In Carbon Neutral Standard for Buildings, LGCs have to be retired every time regardless of the arrangement (that is, both before and after the meter). This means that the same information can be used in two different ways in Green Star – Performance.

The Carbon Neutral Standard does not have preferences for offset acquisition for scope 2 emissions. Green Star and NABERS both require GreenPower (unless LGCs are within the metered boundary). This policy remains in place for now, though the disparity with NCOS is acknowledged.

The GBCA will take this issue to the GHG Emissions subgroup.

The GBCA Board has requested more than simple cost recovery for Carbon Neutral certification through Green Star – Performance. The GBCA currently proposes \$2000 per building in addition to Green Star – Performance fees. No multiple registration discounts will apply due to the effort involved in assessment and auditing, the amount of fixed cost for setup and reporting, and the fee payable to the federal government.

Dennis Lee declared a conflict of interest regarding fees did not take part in the conversation, as NABERS will also be charging fees for this service.

4.3 Pathways to carbon neutral

This creates an opportunity for carbon neutrality for new buildings and fitouts, as well as a pathway towards carbon neutral for existing buildings. The GBCA can use this to push buildings towards carbon neutral. The GBCA's focus on energy efficiency remains embedded in the proposal.

The Innovation Challenges will be examined in detail by the GHG Emissions subgroup.

Terminology should be changed from “existing buildings” to “buildings in operation” to include operation of new buildings as well as older building stock.

Terminology suggestion to change from “Carbon Neutral ready” to “Carbon Neutral enabled”.

The terminology “services” isn't quite right, but “base building” doesn't work either.

GBCA need to ensure that messaging doesn't confuse the different initiatives being undertaken. It all needs to be presented as components of one larger plan rather than appearing as disparate initiatives.

It is planned that the launch will tie in with Net Zero buildings in World Green Building Week.

The TAG provided in principle endorsement to move forward.

4.4 Market activity

Expect to see more and more Green Star – Design & As Built submissions. The market is very busy.

It was suggested that the GBCA email GSAPs asking about submission timelines in the next 6 months to assist with resource planning.

Action: GBCA to contact GSAPs regarding expected submission timelines to assist with resource planning. (Nicole)

The GBCA would appreciate a heads up from TAG members regarding impending submissions.

4.5 Ecology thought leadership paper

The GBCA requested nominations for an Ecology subgroup. TAG members can nominate themselves or another person from their organisation. By the end of the current week if possible.

Action: Nominations for the Ecology subgroup are to be emailed to Jorge or Nicole. (All)

5. Matters for note

5.1 Release of Green Star – Design & As Built and Green Star – Interiors v1.2

Noted

5.2 Green Star – Performance v1.2

The TAG requested feedback on what will be changed and when it will be released, including which credits are popular vs not used.

Action: GBCA to provide information to the TAG on detailed changes, release timing and popularity of credits. (Nicole)

5.3 Carbon Positive Roadmap feedback summary

Noted, see 3.5.1.

5.4 Amendments to the query process

Noted

5.5 For note: Crosswalks

The GBCA requested feedback on all Crosswalks, and especially the WELL Building Standard, as it is being opened for review at the moment.

Action: Provide feedback to Jorge on Crosswalk content, especially WELL Building Standard. (All)

6. Closing group governance

6.1 Other items

Sean nominated James Logie for the LCA subgroup.

Action: GCBA to add James Logie to LCA subgroup. (Nicole)

The GBCA noted that nominations for subgroups can be sent to Jorge or Nicole any time.

Chris asked if the GBCA would be able to gather information on the sustainability attributes of buildings through Green Star – Performance. This needs to be simple and fast but could provide good feedback on what is being implemented and continuing in operation, eg blackwater treatment systems (ask about water reuse systems?), proportion of LED lighting, etc. Try to capture big ticket items.

Action: GBCA to consider using Green Star – Performance submissions to collect information on sustainability attributes of buildings. (Nicole)

6.2 Next meeting

Thursday 21st September 2017

The GBCA would appreciate a volunteer for the location of this meeting as it is close to our moving date.