



GREEN STAR REVOLUTION

THE REVOLUTION IS BUILDING



In 2011, the Green Building Council of Australia introduced Green Star Revolution: a commitment to make Green Star simpler, faster, more consistent and more cost-effective.

Since then, we've been working hard to deliver a revolutionary rating system that is:

- 1. EASY-TO-USE**
- 2. EFFICIENT**
- 3. COST-EFFECTIVE**
- 4. CONSISTENT**
- 5. TRANSPARENT**
- 6. RIGOROUS**
- 7. INNOVATIVE**

Here are some of the projects on which we've been working and some of the outcomes that they are delivering.

1. EASY TO USE

Online technical manuals

Members of the Green Building Council of Australia now have anytime, anywhere, free access to online technical manuals. In the past, it was possible for project teams to use the wrong technical manual for projects, and subsequently prepare incorrect submissions. The new online technical manuals, which are now free, ensure that there are no barriers to project teams accessing the right information. At the same time, sub-contractors who need information on a single credit can access it online for free.

The Green Star Rating Tool Technical Manual Viewer makes it easy to search for keywords and find the information you need. "As lecturer in building, construction and sustainability at the University of Canberra, I recommend the Green Building Council of Australia's website as a great resource for teaching, learning and research. In my lectures on Green Star rating tools, I can weblink to the individual rating tools for buildings or communities, and we can review and discuss credit intent and technical criteria

against case studies. This helps my students to apply Green Star best practice to their own projects at work," says Assistant Professor, Building and Construction Management Faculty of Business, Government & Law at the University of Canberra, Gesa Ruge.

2. EFFICIENT

Free Area Definition Rulings

The Area Definition Ruling service was introduced in 2012 to assist teams requiring a higher degree of certainty about how Green Star should be applied to their particular project. An Area Definition Ruling can highlight where alternative approaches are needed, and whether extra information will be required in Green Star submissions. In complex projects, this free service can save time and money.

One Green Star project, the Gold Coast Rapid Transit Project: Depot Building recently required the service to clarify some hard-to-define areas. "We found being able to clarify the areas upfront was very helpful, and the extra assistance from the Green Building Council of Australia made it a positive experience. Gaining that additional clarification has made it easier for us to achieve our desired outcome," says the project's coordinator and Green Star Accredited Professional, Built Environs' Sonya Blackburn.

3. COST-EFFECTIVE

Credit-by-credit assessment

The new credit-by-credit assessment service is helping project teams to achieve more certainty about the likely outcome of credit claims prior to the regular rounds of assessment and reduce the need for 'buffer' credit claims.

Deborah Davidson, Director of ESD consultancy dsquared, found the new assessment service beneficial when working with the Bowden Urban Village development in Adelaide.

"Every new building on this urban infill site is required by Renewal SA to achieve at least a 5 Star Green Star Design rating. By working with the GBCA and Renewal SA, we were able to pre-assess common credits across the site. These can readily be used by each developer, giving them a head start on the journey to 5 Star," Deborah says.

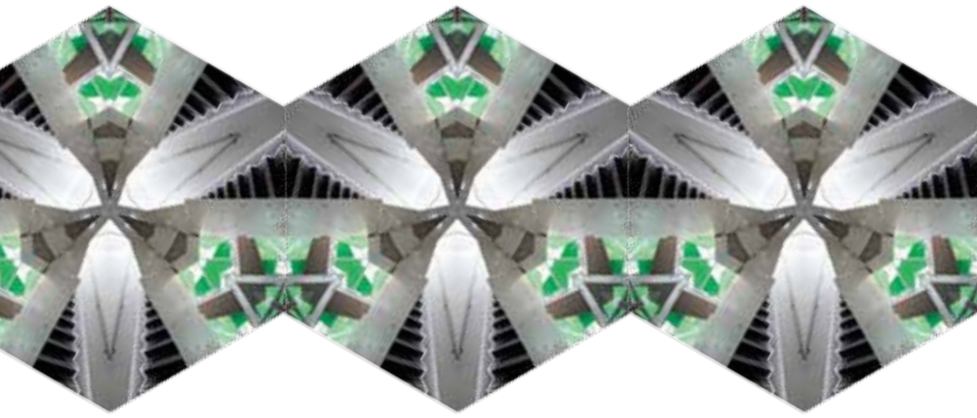
"As these are the first residential Green Star projects in SA, the credit-by-credit assessment service has shown the industry that working with the GBCA in this way can help reduce time and costs on a project. This allows the developers to concentrate on the delivery of a sustainable community, and raises the profile of Green Star in residential developments," Deborah adds.

4. CONSISTENT

Deemed-to-satisfy provisions

According to ESD Consultant at Norman Disney & Young, Mark Taylor, the deemed-to-satisfy provisions introduced into the 'Commuting Mass Transport' credits has been another useful improvement to Green Star and the consistency of assessments.

"A large proportion of projects fall into the covered post codes, which means that we can make a quick and easy assessment of the likely points available. Early certainty about points makes the entire process more cost-effective and transparent, and reduces the perceived risk for clients at an earlier stage," Mark says. ▶



5. TRANSPARENT

Green Star Day

In 2012, the GBCA introduced the 'Green Star Day' educational format to help the industry engage with the Green Star team, sharpen its skills and earn CPD points into the bargain. Participants were able to get 'up close and personal' with the Green Star team, and ask the tough questions.

Cundall's sustainability specialist, David Collins, said that he "learnt a lot about the future directions of Green Star and how that will apply to the building industry across many sectors," while Interface's Sofie Kogos said it was "concise and very engaging."

TCs and CIRs online

Transparency is also behind publishing a new round of Technical Clarifications (TCs) and Credit Interpretation Requests (CIRs), which will ensure the entire industry has access to previous rulings at no charge.

6. RIGOROUS

Restrictions on Green Star Design ratings

Green Star – Design ratings for projects registered after 1 January 2013 will be valid for 24 months from a building's practical completion. By limiting the length of time that building projects can market a Green Star – Design rating, we are strengthening the robustness of Green Star, and ensuring that project teams that achieve As Built and future Green Star – Performance ratings are recognised and rewarded.

"Once a building is constructed, our focus should be on what was actually built, not the design. The GBCA's new measure will support the uptake of more Green Star – As Built ratings, and ensure that green design translates into green buildings," says Grocon's Chief Executive Officer, Daniel Grollo.

Refining the Green Star

'Materials' category

As the industry's understanding of sustainability expands, and as Green Star evolves, we continue to challenge the industry to meet increasingly higher benchmarks. Our work to refine the Green Star 'Materials' category has been integrated into the new Green Star – Interiors rating tool, and we are exploring rigorous new approaches with the release of discussion papers on lifecycle assessment and construction and demolition waste management.

President and Chief Executive Officer of Interface Asia Pacific, Rob Coombs, believes that Green Star has had a far-reaching impact across Australia's supply chain and we are now reaping the benefits. "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," Rob says.

7. INNOVATIVE

Innovative new rating tools

We continue to work on developing and delivering the next generation of Green Star rating tools, including:

Green Star – Custom

In 2012, new customised rating tools were released or under development for fire and railway stations, and for student accommodation. We also certified the first ever Green Star restaurant – McDonald's Kilsyth South in Melbourne. "Restaurants previously fell outside the scope of the Green Star rating system, so the collaboration with the GBCA now means that McDonald's can join the league

of Green Star leaders," said McDonald's Kilsyth South licensee Howard Armitage.

Green Star – Performance

A number of high-profile projects are keen to test the Green Star – Performance rating tool when it is released in 2013. "Green Star – Performance will enable us to verify our claims regarding sustainability, and give tenants and prospective tenants more confidence that their buildings are environmentally efficient and cost-effective," says Paolo Bevilacqua, Sustainability Manager with principal sponsor, Australand.

Green Star – Communities

Dozens of project teams are lining up to register their projects for Green Star – Communities PILOT ratings. Minister for Infrastructure and Transport, the Hon Anthony Albanese MP, says that Green Star – Communities "goes to the heart of what we are seeking to achieve with our National Urban Policy – and that is to make our cities more productive, sustainable and liveable. 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." ●

