

Sunshine Coast Council
Locked Bag 72
Sunshine Coast Mail Centre
QLD 4560

Submitted via online portal

2 June 2017

Dear Sir /Madam,

RE: DRAFT ENVIRONMENTAL AND LIVEABILITY STRATEGY

The Green Building Council of Australia (GBCA) welcomes the opportunity to make this submission to Sunshine Coast Council (Council) on the *Draft Environment and Liveability Strategy (Strategy)*.

About the GBCA

The GBCA is the industry association committed to developing buildings, cities and communities that are productive, liveable, healthy, resilient and sustainable:

- **We rate** the sustainability of buildings and communities through Australia's only national, voluntary, holistic rating system – Green Star.
- **We educate** industry and government practitioners and decision-makers and promote green building programs, technologies, design practices and operations.
- **We advocate** for the sustainable transformation of the built environment.

Since its inception in 2002, the GBCA has worked towards inspiring, influencing and empowering the property and construction industry and government by driving the adoption of sustainable building and community practices. To effectively respond to rapid changes facing our cities and towns in the context of globalisation, resilience and adaptation, technological advances and shifting social demands, the mandate of the GBCA also addresses the broader challenge of catalysing a sustainable cities movement.

The GBCA represents 650-plus individual companies with a collective annual turnover of more than \$40 billion. Our membership reflects the diversity of Australian business with over 500 small-to-medium enterprises through to 75 companies with annual turnover of more than \$100 million and 24 companies now listed in the ASX200, with a combined market capitalisation of more than \$620 billion. Members include major developers, professional services firms, banks, superannuation funds, product manufacturers, retailers, suppliers and government including 43 local governments across Australia.

About Green Star

Launched by the GBCA in 2003, Green Star is Australia's only national, voluntary and holistic rating system for sustainable buildings and communities. Green Star is an internationally recognised built environment rating system. The Green Star rating system has been developed by Australian industry and locally adapted to suit the Australian market. From individual buildings to neighbourhoods, precincts and entire communities, Green Star is transforming the way our built environment is designed, constructed and operated.

There are over 1460 Green Star-certified projects across Australia, with:

- 276 Green Star-certified projects in Queensland
- 34,000 people living in Green Star-certified apartments
- 150,000 people moving into Green Star – Communities
- 1.3 million people visiting a Green Star-rated shopping centre each day
- 30 per cent of Australia's Central Business District (CBD) office space being Green Star-certified.

The GBCA supports Council on the requirements set out within the draft *Strategy*, and in particular the '*Environment We Create*' and proposed '*Sustainable Policy Positions*', to assist in making the transformational change required to maintain a healthy environment and liveable Sunshine Coast in 2041. This submission focusses on the targets and policy positions of the Strategy and details how Green Star can assist Council measure the targets prescribed.

<p>1. <i>Increase the number of developments which are verified as achieving a minimum Green Star Rating of 5 or equivalent recognised sustainability rating, by 2041</i></p>
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In order for Council to measure this outcome and set policy levers to ensure there is an increased number of Green Star-certifications across the Local Government Area, the GBCA recommends Council mandate Green Star – Design & As Built certification within planning policies where appropriate. By applying Green Star certification as the prescribed benchmark, this will avoid confusion that equivalency is desired by Council and ensure the desired outcomes of this target are achieved.

City of Melton (City) in Western Australia have recently undertaken a similar strengthened planning approach for the *Canning Bridge Activity Plan (Plan)*. The *Plan* area is less than eight kilometres from the Perth CBD, with direct road, public transport, walking and cycling access. The area will comprise a mix of residential, civic, office, retail and entertainment uses. The *Plan* establishes a foundation for the future of the area including objectives and goals for its ongoing development and guidelines for the style of built form, which is expected. The City have mandated Green Star-certification in the following way:

A 5 Star Green Star – Design & As Built certified rating (demonstrating 'Australian Excellence') must be achieved from the Green Building Council of Australia (GBCA). Prior to the commencement of development, a Green Star Registration Certificate must be submitted to the City for the attention of the Manager Statutory Planning to confirm the intention to achieve an As Built rating. This should be supported by a project plan or similar confirmation document. Within 24 months of practical completion, As Built certification must be achieved, as per the Green Star – Design & As Built requirements, and evidence of this provided in writing to the City for the approval of the Manager Statutory Planning, City of Melville.

The GBCA recommend the target reference to Green Star on page 54 of the Strategy be amended to reflect the below table (we have left the desired 5 Star outcome as per the *Strategy*).

GBCA recommended amendments to page 54 of the Strategy

Development Type	Benchmark	Target
Residential	Green Star certified rating under a current version of Green Star – Design & As Built rating tool.	5 Star Green Star or higher: Green Star - Design & As Built rating.
Commercial (Office)	Green Star certified rating under a current version of Green Star – Design & As Built rating tool.	5 Star Green Star – Design & As Built rating.
Retail (Shopping Centres)	Green Star certified rating under a current version of Green Star – Design & As Built rating tool.	5 Star Green Star or higher: Green Star - Design & As Built rating.
Social Infrastructure (hospitals, stadiums, public buildings)	Green Star certified rating under a current version of Green Star – Design & As Built rating tool.	5 Star Green Star or higher: Green Star - Design & As Built rating.
Education	Green Star certified rating under a current version of Green Star – Design & As Built rating tool.	5 Star Green Star or higher: Green Star - Design & As Built rating.

The outcomes of a certified Green Star – Design & As Built rating are as follows: Best Practice (4 Star rating), Australian Excellence (5 Star rating) and World Leadership (6 Star rating). All Green Star certified projects produce sustainability outcomes that are typically much better than minimum legislative requirements. For instance, a 4 Star Green Star rating will always be at least 10 per cent better than a building that simply meets code requirements from an energy perspective.

In line with the GBCA’s strategic priorities and proposed revisions to Green Star – Design & As Built and Green Star – Interiors, additional emphasis is being placed on the reduction of greenhouse gas emissions for Green Star projects, and this aligns with the *Strategy*. The proposed revisions will introduce minimum greenhouse gas emissions thresholds in order to achieve higher-level Green Star ratings (5 and 6 Star).

Proposed minimum points thresholds are listed below:

Green Star rating	Minimum Points in GHG Emissions Credit	Improvement over BCA
4 Star	1 (Conditional Requirement)	10 per cent
5 Star	3	25 per cent
6 Star	6	40 per cent

The thresholds must be met through on-site solutions (efficiency or on-site generation). Off-site solutions (such as district scale solutions or Green Power) will not be recognised for these thresholds. This proposed change guarantees that Green Star rated buildings are significantly improving on NCC requirements. As benchmarks increase over time, Green Star rated buildings will continue to excel in energy, emissions, and water efficiency.

The *Value of Green Star* report (2013), looked to quantify the overall impact of the Green Star rating system on greenhouse gas emissions, operational energy usage, operational water consumption and construction and demolition waste. The study compared data from 428 Green Star-certified projects with buildings that just met average or minimum practice standards.

The report found that on average, Green Star-certified buildings:

- produce 62 per cent fewer greenhouse gas emissions than average Australian buildings
- use 66 per cent electricity than average Australian buildings
- use 51 per cent less potable water than if they had been built to minimum industry requirements.

The higher the Green Star rating, the greater the environmental savings across all key areas – greenhouse gas emissions, energy use, water consumption and construction and demolition waste.

<p>2. <i>Good urban form supports compact and self-contained neighbourhoods to improve the use of existing infrastructure and minimise the use of resources</i></p>
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The GBCA supports Council's proposed requirements set out within the *Neighbourhoods and Housing policy* positions, however notes that this is far greater than just measuring a target on the increase in the mix of housing by 2041.

The Green Star – Communities rating tool, established in 2012 as the only holistic, voluntary rating tool for communities and precincts of its kind in Australia, now has a proven record of accomplishment in delivering concrete outcomes and benefits across a range of projects. Developed in consultation with industry and all levels of government, the rating tool examines issues of economic, social and environmental importance and encourages and recognises projects that deliver sustainable buildings and energy efficient homes, designed and constructed to meet the changing needs of occupants across their lifetime.

The Green Star – Communities rating tool provides an agreed framework and set of benchmarks for measuring sustainability outcomes such as affordable housing, sustainable transport, provision of local jobs, investment in education and skills development as well as enhanced productivity through the digital economy. The five Green Star – Communities best practice principles are:

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

Green Star – Community case studies

Parramatta Square in New South Wales is one of the largest urban renewal projects in Australia, with City of Parramatta being the first local government in Australia to register for Green Star – Communities. The three-hectare mixed-use urban renewal project will provide the foundation for growth in the city and create a future based on good urban design that is environmentally sustainable, has vibrant, beautiful public spaces and an effective public transport system.

Parramatta Square will incorporate a new civic building with public library, a vertical university campus, as well as commercial, residential and retail developments. A minimum 5 Star Green Star Design & As Built target has been set for all buildings within the precinct.

City of Parramatta's objectives for Parramatta Square are:

- To showcase design excellence and environmental sustainability
- To provide opportunities for future employment growth
- To provide a gathering space and ceremonial centre for public use as well as civic events and recurrent cultural and community events
- To contribute to the City's identity and its social and cultural life by becoming a showcase for innovative design in the heart of Parramatta Central Business District.

Targeting a Green Star – Communities rating for the development provides an independent benchmark for residents, businesses and investors to ensure that Parramatta Square delivers economic, social and environmental sustainability.

Aura on the Sunshine Coast achieved 6 Star Green Star – Communities certification and is the largest mixed-use development ever undertaken under single ownership in Australia. Over the next three decades, Aura will grow to a similar size and scale to Maroochydore, Harvey bay or Gladstone and will be home to around 50,000 people.

At Aura 700 Hectares, or nearly one-third of the site, will be rehabilitated and designed for conservation and environmental protection. Aura will include its own Central Park of more than 120 hectares. Stockland will also build 10 separate sporting grounds, and create parks and playgrounds within easy walking distance of every home.

Stockland will dedicate serviced land for the provision of more than 20 schools and education centres, while also providing land for 25 community facilities. The City Centre will cover 200 hectares and accommodate more than 5,000 dwellings. It will comprise 100,000 square meters of retail and 50,000 square meters of commercial retail centres.

By referencing Green Star – Communities in policies and encouraging its use for suitable development projects, Council can take advantage of the sustainability benchmarks and common language developed for the rating tool through extensive and ongoing consultation by the GBCA. This will allow Council to effectively measure the draft *Neighbourhoods and Housing Policy Positions*, ensuring that best practice benchmarks have been achieved.

The GBCA thanks the Sunshine Coast Council for the opportunity to provide comment on the *Draft Environmental and Liveability Strategy*. Please do not hesitate to contact me by phone on (02) 8239 6200, or via email at luke.farr@gbca.org.au for further information.

Yours sincerely



Luke Farr
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