



**Consultation paper  
feedback report**

# With thanks to our Partners

Your support has enabled us to continue driving change and transform the built environment.

Silver Partner



Technical Partner



Future Focus Partners





The Green Star for New Buildings [consultation paper](#) was released in April 2019. The consultation paper described the proposed changes to the Green Star rating tool for New Buildings, expected to be released in July 2020.

### This is what you told us.

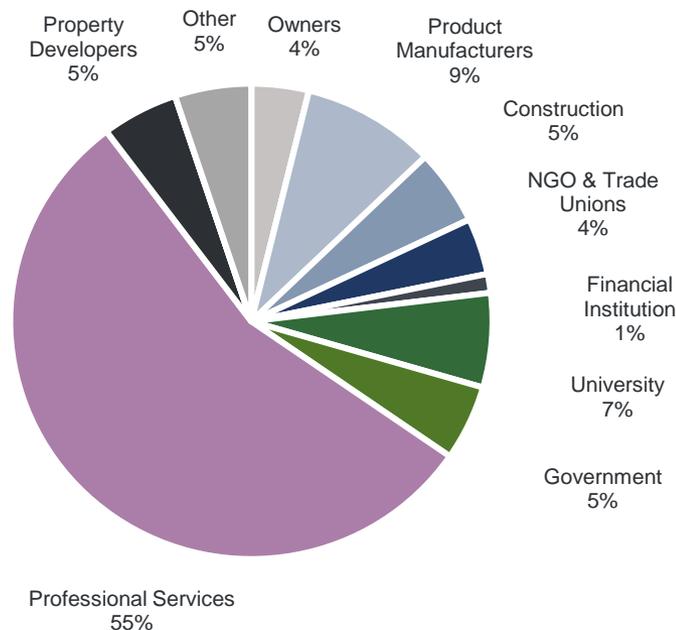
This paper gives an indication of your support for our proposals. It also gives a sample of positive and constructive comments that are influencing the new rating tool.

Overall, we received over 100 written responses from across the building sector.

The responses are representative of the users of Green Star. Professional services such as consultancies, work closely with Green Star, and constituted the largest group. Many of these noted they were responding on behalf of their clients, but as they did not indicate which clients, their responses are grouped as a single entity.

While the vast majority of responses are representative of member organisations, we also received a number of responses from individuals. These are also being considered as part of the feedback.

As part of our analysis, we also considered whether the level of endorsement would change based on how the data was segmented. The level of support held when reviewing the responses across different types of membership breakdowns was similar in all but one case (the introduction of a seventh star). This meant that support is similar across many membership types in most questions.



# We asked, you answered

**Within our consultation paper, we asked some key questions as part of the consultation. This is what you answered:**

## **New definition of a sustainable building (pg. 17)\***

95% of you support the new framework and proposed categories. We will work to embed these categories within all new Green Star rating tools as we move forward.

## **Carbon**

With growing concerns about meeting our climate targets, we were encouraged by your support for our proposed changes in Green Star:

- 81% of you supported our proposed definition of a net zero carbon building (pg. 22). Feedback indicated that the definition could be clarified further, which we are aiming to do once we release draft credits. We will also clarify the definition is specific to net zero in operations.
- When we asked about whether 6 star rated buildings should be net zero, 96% of you agreed (pg. 22)
- 81% of you also agreed with setting additional requirements for a 5 star rated building. The definition of 'Net Zero Ready' received wide support. We note feedback indicated that the 'transition plan' needed more definition, and we will pursue this in the draft credits. (pg. 22)

\*page references are to the [consultation paper](#)

## **Minimum standards (pg. 24)**

82% of you agreed on the concept of expanding the minimum requirements, with a significant portion of the “no” comment stating that they agreed with the concept, but wanted changes to the specific requirements. Therefore the concept will be taken forward and further refined in the December credit release.

## **Sector specific guidance (pg. 27)**

The concept of introducing sector specific credits was well received, with 96% of you expressing support. Many comments noted that this will expand Green Star's influence over non-traditional sectors and increase flexibility in the rating system.

## **Recognising exceptional performance (pg. 28)**

We asked questions around two key concepts:

- The proposal for badges received 86% support. We will detail this concept further as consultation continues.
- The additional star rating was not well supported (50% support). Many comments expressed the revision to Green Star would result in 6 star rated buildings continuing to be world leading. We agree with this feedback. As a result we will not be proceeding with introducing a 7<sup>th</sup> star to Green Star.

# In your own words

**Alongside the survey, we received many comments. Here is a sample of them in relation to the consultation process:**

## New definition of a sustainable building

“The new framework uses customer centric (building end user) language and is a welcome addition. [We] welcome the expansion of the rating tools to recognise more social sustainability outcomes.” - Lendlease Property

“...believes this is very much a future looking renewal of Green Star that will quickly become the new benchmark in sustainable design for the next generation of new buildings.” - Stockland

“The proposed framework is very much in line with evolution of the market and leadership within the built environment. The timing feels right and the message is critical.” - Mirvac

“Framework is supported - it is intuitive and a good step forward.” - Dulux Group

“The categories are outcomes based and easily relatable for our customers which will help communicate the benefits of sustainable buildings. A really great change.” - Vicinity Centres

## Carbon

### Net Zero Carbon Definition

“Will be a huge challenge but this is good for our industry and will clearly identify leaders and innovators.” – Stockland

### 6 Stars being Net Zero Carbon

“Yes. The reduction of embodied carbon emissions is becoming increasingly important as clear pathways emerge for eliminating operational emissions “ - Mirvac

### Minimum standards

“We support the definition of best practice with 10 standard criteria to achieve a Green Star rating.” – Lendlease Property

“On the whole, the 10 requirements are a great start. We support the inclusion of major capital inclusions that will be more expensive to install at a later date.” – Edge Environment

“This makes it very clear what the attributes of a green building are as a minimum and should allow greater uptake of a volumes based approach (perhaps even across similar but different developer projects) to design to assist in controlling cost.” - Stockland

### Sector specific guidance

“We also support the introduction of sector specific credits to provide additional avenues to recognise leadership in each sector.” – Lendlease Property

“Like the idea, particularly strengthening the criteria for public transport in healthcare and schools. - Aurecon

### Recognising exceptional performance

“Yes, as these badges would be a great way to indicate examples of excellence in specific categories which could be shared across the industry.” – City of Melbourne

# In your own words

**In addition to the many positive comments we received, a number of you pointed out opportunities for improvement**

## General

“Green Star for New Buildings is a confusing term as implies existing buildings/extensions/renovations cannot be rated.”

## New definition of a sustainable building

“The new categories will need to be promoted to users (industry, practitioners, and users) very clearly and very carefully.”

“The only notable aspect missing is "Waste". Moreover, the section on "Health" could be expanded beyond Indoor Environment Quality and include elements of active design.”

“the proposed rating tool has covered an increased range of areas, there may be some further improvements available to waste and resource recovery outcomes. The rating tool does not currently include broad consideration of design factors that would enable and encourage waste reduction, recycling and best practice waste management.”

## Carbon

### Net Zero Carbon Definition

“Within the embodied carbon criteria for materials, the ability to use certified carbon offsets, and be able to source them (given supply versus demand will change) is critical.”

“We consider that the embodied carbon targets/reductions are too weak. 10% and 20% reductions are OK, but we submit that the GBCA needs to make the reduction targets larger and more challenging.”

“GBCA needs to consider what Government needs to deliver to achieve these targets and commit to delivering the platform to build accordingly.”

## Minimum standards

“The only one of concern is mandating cycling and active transport infrastructure - this may not be relevant for every project typology.”

“Commissioning should incorporate sustainability-information handover. There should be more emphasis on waste management infrastructure, storage, diversion systems and tenant facilities in operations.”

“Green Star should consider mandating an operational rating”

## Sector specific guidance

“Agree with sector specific alternatives however the preference would be to allow pathways in the existing tool rather than developing new credits entirely. The risk to having credits standalone from the rating tool is that they will not be revisited as consistently for updates based on industry feedback.”

## Recognising exceptional performance

“We would like to see badges be available for all projects and not just ones registered to the GBCA. It would be good to see projects with smaller budgets commit to a proportion of Green Star without the need for a full submission.”

(on the 7 Star rating) “The market is already aligned with the 6 star rating format. Something else will confuse. Better changing the scale and upgrading the current levels”

# Next steps

**We have provided all your comments to our Expert Reference Panels. They are now working on incorporating all feedback into the development of the Green Star for New Buildings draft credits.**

Here are the expected activities between now and its release in July 2020.

---

**October 2019** We're actively working on the development of the credits alongside our Expert Reference Panels and consultants and our Technical Partner WSP.

We've also begun working with our 10 Early Access Projects. These projects are testing key concepts and draft credits as the rating tool is being developed.

We are still looking for more Early Access Projects, contact us if you are interested.

---

**December 2019 to February 2020**

We will release the draft credits for industry consultation. The draft credits should address most of the detailed feedback received as part of the consultation process.

The consultation process will last for two months.

---

**July 2020**

Expected release date for Green Star for New Buildings.

---

Green Star for New Buildings is one of four rating tools in development over the next two years.

- This month we released our consultation paper for [Green Star for Communities](#). The consultation paper details how the rating tool will evolve to address the issues that are relevant to the precinct scale over the next decade.
- We're also working on a consultation paper that outlines the proposed improvements to our certification process. This paper should be out soon.
- Finally, we are working on a consultation paper outlining the evolution of Green Star – Performance. This paper is currently scheduled for next year.

**We're always looking to hear from you. If you would like to provide us with additional feedback, please contact us at [futurefocus@gbca.org.au](mailto:futurefocus@gbca.org.au)**

# Thank you

We'd like to thank all of the organisations\* and individuals who provided feedback. This is the largest amount of feedback that we've ever received, and we thank you for your contribution.

**Green Star is built by industry and for industry, and your support is instrumental to its success.**

AFPA	Wood Solutions	Salta Group
Alec Energy	Frasers Property Australia	Scentre Group Design & Construction
Ambius	Gerflor	Simpson Kotzman
Arup - Sydney Office	GFG Alliance Australia/Liberty Steel	Stockland
Ateller Ten	GHD Woodhead	STP Consultants
Aurecon	Green Ergonomics	Surface Design Consulting
Biophilic Solutions/Curtin University/Green Roofs	GRESB	Sustainable Business Matters
Australasia	HKA Global	Sydney Metro
CCG Architects	Holcim	The Australian Forest Products Association (AFPA)
City of Adelaide	Hutchinson Builders	Timberlink
City of Casey	Irwinconsult	UKGBC
City of Melbourne	JHA Consulting Engineers	Umow Lai
City of Perth	JLL	University of Melbourne
Construction Industry Cultural Taskforce	Lendlease	UNSW
CUNDALL	Lendlease Building	UTS
Department of the Environment and Energy	Lendlease Property Australia	Vicinity Centres
Development Victoria	Mirvac	Vinindex Pty Ltd
dsquared	NABERS	Vinyl Council of Australia
DuluxGroup (Australia) Pty Ltd	Northrop Consulting Engineers Pty Ltd	Western Sydney University
Edge Environment	NSW EPA	Westpac
Elton Consulting	NZ Green Building Council	WGE
Enel X	Organica Engineering	Wood Products Victoria
eTool	Planet Ark Environmental Foundation	WoodSolutions
Floth	Probuild	WSP on behalf of Woolworths
Forest and Wood Products Australia Ltd (FWPA) &	Responsible Construction Leadership Group	

\*This list represents all the organisations who gave us permission to recognise their submission publicly. A number of individuals also provided feedback. We thank them for their submission.

# Thank You

[gbca.org.au](http://gbca.org.au)



For more information contact [futurefocus@gbca.org.au](mailto:futurefocus@gbca.org.au)