Department of Environment and Heritage
GPO Box 2454
BRISBANE QLD 4001

Via email: climatechange@ehp.qld.gov.au

9 August 2016
Dear Sir/Madam,

RE: ADVANCING CLIMATE ACTION IN QUEENSLAND

The Green Building Council Australia (GBCA) commends the Palaszczuk Government on the Advancing Climate Action in Queensland: Making the transition to a low carbon future discussion paper (discussion paper), as it sets a strong foundation for the future development of Queensland’s strategy to transition to a low-carbon economy.

Since its inception in 2002, the GBCA has worked towards inspiring, influencing and empowering the property and construction industry 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 has extended and evolved beyond green buildings to also address the broader challenge of catalysing a sustainable cities movement.

The GBCA appreciates the opportunity to provide comment as part of the public consultation and welcomes the opportunity to work with the Palaszczuk Government to explore how Green Star rating tools can assist with its sustainability objectives. Comments from the GBCA are outlined below.

1. Government can lead by example, by raising environmental performance benchmarks of buildings that they own, occupy and develop.

All levels of government have a responsibility to provide visionary leadership, in particular by setting contemporary benchmarks and rigorous standards. Third party certification, such as that offered by Green Star, ensures that governments across Australia demonstrate long-term fiscal responsibility and accountability for the buildings they own, occupy and develop.

Green Star rating tools can be applied to almost all building types, with more than 1,310 projects having now achieved Green Star certification across Australia. The Green Star rating system is designed to take an holistic approach within each asset class, addressing and defining best practice in nine categories: Management, Indoor Environment Quality (IEQ), Energy, Water, Materials, Land Use and Ecology, Emissions, Transport and Innovation. Further information on the Green Star rating system and its quantifiable impact on greenhouse gas emissions, operational energy usage, operational water consumption and construction and demolition waste can be found in Appendix A.

There are a number of government leadership examples where independent benchmarking has been showcased across the country. The Victorian Government has committed to Green Star-certification for the 455-hectare Fishermens Bend Urban Renewal project in Melbourne, which will one day accommodate more than 80,000 people. Parramatta City Council in New South Wales is targeting a Green Star – Communities rating for the Parramatta Square project and has mandated Green Star – Design & As Built certification for all buildings that fall within the precinct.
The GBCA understands that it is not just government that can lead by example and take responsibility; industry must also lead the way. As the GBCA has more than 700 member organisations, including major developers, professional services firms, major banks and super funds and product manufacturers and suppliers, as well as government at local, state and federal level, it is ideally placed to help connect and inform industry stakeholders with government.

The GBCA recently collaborated with the Australian Sustainable Built Environment Council (ASBEC), Australia’s peak body for sustainability, on the development of the Low Carbon, High Performance report. The report finds that Australia’s built environment sector can reach zero carbon by 2050, deliver healthier and more productive cities, and save more than $20 billion using technologies that exist today.

As the discussion paper outlines, Australia and the international community adopted the ambitious Paris agreement to decarbonise the global economy and to limit the impact of climate change. The ASBEC report is intended to provide policy makers with an outline of the potential for the Australian built environment sector to make a major contribution to net zero emissions targets by 2050. The built environment can also tackle other national priorities including improving energy productivity, supporting innovation, making efficient use of current and future infrastructure, and creating healthier, more liveable cities.

To support industry and government with this task, the GBCA is taking concrete steps to facilitate the uptake of net zero buildings. The GBCA has been working with NABERS and the Department of Environment to adapt the Australian Government’s Carbon Neutral Standard for buildings and precincts. The Advancing Net Zero project, a collaboration between World Green Building Council and green building councils in Brazil, Canada, Germany, India, Netherlands, South Africa and Sweden is the next step towards a commitment to recognise buildings, fitouts, and communities that achieve net zero, or even deliver positive outcomes in terms of energy, carbon and water.

Furthermore, in 2015, the GBCA was commissioned by the Australian Government’s Department of Industry Innovation and Science to develop a pathway document for mid-tier commercial office buildings to tackle the energy productivity of up to 80,000 buildings around Australia. Commercial buildings account for about 10 per cent of the nation’s overall energy consumption, with buildings being responsible for 23 per cent of Australia’s greenhouse gas emissions. The project aimed to gain a greater understanding of the mid-tier commercial office building sector, including the key stakeholders, the barriers to uptake of energy efficiency initiatives and the opportunities to drive change. The subsequent pathway document presented a number of actions that could be used to check progress against the overall goal. The actions are:

1- Develop a robust and trusted evidence base
2- Build a compelling and quantified business case for energy efficiency upgrades
3- Create a shift in awareness, knowledge and behaviour
4- Develop and identify tools to promote improved energy performance
5- Establish representative bodies and network
6- Promote innovative financing mechanisms.

Prior to the federal election, the Turnbull Government announced that the Commercial Building Disclosure (CBD) Program threshold would be reduced from 2,000sqm to 1,000sqm. This policy will see the energy efficiency ratings for an additional 1,000 commercial buildings disclosed at the time of sale or lease. Considering that our buildings are responsible for 23 per cent of greenhouse gas emissions, mandatory disclosure will encourage building owners to explore the range of services, resources and technologies that can deliver building upgrades. With more than 335 Green Star – Performance certified projects across Australia, the rating tool is assisting industry and government to reduce greenhouse gas emissions from our buildings.
The discussion paper identifies that there is much to gain from better arranging and connecting land uses to move towards a more sustainable, compact urban form that reduces emissions by putting housing closer to jobs and services. Green Star – Communities can assist the Queensland Government with its objective of building more sustainable neighbourhoods and to realise not only environmental but also social and economic gains.

Green Star – Communities provides and 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:

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

By referencing Green Star – Communities in policies and encouraging its use for suitable development projects, the Palaszczuk Government can take advantage of the sustainability benchmarks and common language developed for the rating tool through extensive and ongoing consultation by the GBCA.

The Green Star – Communities rating tool is currently influencing the design and delivery of more than 50 large-scale community developments around the country – from Barangaroo South in Sydney, which will house 23,000 workers each day, to Aura on the Sunshine Coast which will be home to 50,000 people, to Brisbane Airport. More information about Green Star – Communities is found at Appendix B.

I encourage the Palaszczuk Government to look upon the GBCA as the primary sustainable building and communities resource to assist in achieving the objectives and actions of the Advancing Climate Action in Queensland: Making the transition to a low carbon future discussion paper.

Please do not hesitate to contact me on 02 8239 6200, or via email at luke.farr@gbca.org.au for further information.

Yours sincerely

Luke Farr
Manager - Advocacy
luke.farr@gbca.org.au
APPENDIX A

The Green Star Rating Tools

**Green Star – Design & As Built**

To mitigate emissions from new buildings, Green Star – Design & As Built rates the design and construction of any building including offices, public buildings, retail centres, aquatic centres and multi-unit residential buildings. Green Star – Design & As Built certification identifies projects that have demonstrated the achievement of a set of industry-agreed best practice sustainability benchmarks.

The Green Star – Design & As Built ‘Energy’ category aims to reward projects that are designed and constructed to reduce overall operational energy consumption below that of a comparable standard-practice building. Such reductions are directly related to reduced greenhouse gas emissions, lower overall energy demand as well as reductions in operating costs for building owners and occupants. Through the ‘Energy’ category, Green Star – Design & As Built aims to facilitate emissions reductions by facilitating efficient energy usage and encouraging utilisation of energy generated by low-emission sources.

One of Queensland’s newest offices, 69 Robertson Street, was the first project to achieve a 6 Star Green Star – Design & As Built rating in Australia, representing ‘World Leadership’ in sustainable design and construction. I have enclosed a copy of this project’s case study for further information.

**Green Star – Interiors**

Green Star – Interiors rates the design and construction of any building fitout. Green Star – Interiors encourages a new approach to designing and constructing fitouts by rewarding sustainability best practice and excellence, and provide consistent and clear advice in an easy-to-use manner.

The Green Star – Interiors ‘Management’ category encourages and rewards the adoption of practices and processes that enable and support best practice sustainability outcomes throughout the different phases of a project’s design, construction and its ongoing operation. Throughout the ‘Management’ category, Green Star – Interiors intends to improve a project’s sustainability performance by influencing areas where decision-making is critical. This category also promotes practices that ensure a project will be used to its optimum operational potential.

**Green Star – Performance**

The Green Star – Performance rating tool assesses the operational performance of existing buildings across nine impact categories. Green Star – Performance enables building owners and managers to identify pathways to improve the environmental and financial sustainability of their assets over time.

The Green Star – Performance ‘Energy’ category rewards building owners implementing strategies and taking actions to measure and reduce a building’s operational energy use, below that of a comparable standard-practice building. Such reductions are directly related to reduced greenhouse gas emissions, lower overall energy demand as well as reductions in operating costs for building owners and occupants.

Wollongong City Council in NSW was the first government body to achieve a Green Star – Performance rating for its Council Administration Building. This building was first occupied in 1987 and is proof that older buildings can be green buildings. I have enclosed a copy of the Wollongong Council Administration Building case study for further information.
Impact of the Green Star rating system
In 2013, the GBCA conducted a study of data from Green Star-certified buildings to quantify the overall impact of the 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 meet average or minimum practice standards. The methodology and findings have been peer-reviewed for accuracy by independent consulting firm Net Balance. I have enclosed a copy of the Value of Green Star: A Decade of Environmental Benefits, Research Key Findings (2013) report for further information.

On average, Green Star-certified buildings:
- produce 62 per cent fewer greenhouse gas emissions than average Australian buildings
- use 66 per cent less electricity than average Australian buildings
- consume 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.

APPENDIX B

About Green Star – Communities
Developed in 2009, Green Star – Communities responded to the need for a rating tool for sustainable projects on a community scale, and examines issues of economic, social and environmental importance. Green Star – Communities was developed in consultation with industry and all levels of government including the Federal Government Department of Infrastructure and Transport, all state government land organisations and several local councils.

Since the rating tool was launched in 2012, 17 precinct and community-scale projects have achieved Green Star – Communities certification, and the GBCA is working with more than 50 projects across Australia and some of the certified projects to date include:
- Alkimos Beach, WA, by Lendlease
- Aurora, VIC, by Lendlease
- Brisbane Airport, QLD, by Brisbane Airport Corporation
- Aura on the Sunshine Coast, QLD, by Stockland
- Curtin Master Plan, WA, by Curtin University
- Ecco Ripley, QLD, by Sekisui House Australia
- Fairwater, NSW, by Frasers Property Group
- Darling Harbour Regeneration Project, NSW, by Lendlease
- Barangaroo South, NSW, by Lendlease
- Googong Township, NSW, by Googong Township Pty
- Tonsley, SA, by Renewal SA
- Burwood East, VIC, by Frasers Property Group.

I have enclosed Green Star – Communities case studies on Aura and Ecco Ripley for further information.
The Value of Green Star:

A Decade of Environmental Benefits
Research Key Findings

May 2013
Executive Summary

Since the launch of the Green Star rating system in 2003, hundreds of buildings around the country have been independently certified for their sustainable design and construction using Green Star rating tools.

While much evidence of the positive effect of Green Star at the individual building level has been collected over the past ten years, until now, no comprehensive quantitative research has ever been conducted into the overall impact of Green Star on Australia’s built environment.

In late 2012, the Green Building Council of Australia (GBCA) conducted a study of data from Green Star-certified buildings in order to quantify the overall impact of the rating system on greenhouse gas emissions, operational energy usage, operational water consumption and construction and demolition waste.

The study compared data from 428 certified project submissions with standard or minimum practice benchmarks. The methodology and findings have been peer-reviewed for accuracy by independent consulting firm Net Balance.

A summary of the key findings of the study are provided overleaf. The research is ongoing, with aggregated results to be published annually.

For more information on research methodology and to download the full Green Star: A Decade of Environmental Benefits research report, please visit: www.gbca.org.au and go to the Resources section.
Key Findings

- On average, Green Star-certified buildings produce 62% fewer greenhouse gas emissions than average Australian buildings.
- On average, Green Star-certified buildings produce 45% fewer greenhouse gas emissions than if they had been built to meet minimum industry requirements.
- On average, Green Star-certified buildings use 66% less electricity than average Australian buildings.
- On average, Green Star-certified buildings use 50% less electricity than if they had been built to meet minimum industry requirements.
- On average, Green Star-certified buildings use 51% less potable water than if they had been built to meet minimum industry requirements.
- The cumulative savings in greenhouse gas emissions from Green Star-certified buildings equates to 172,000 cars removed from our roads, when compared to average Australian buildings – that is 625,000 tonnes CO₂ per annum.
- Green Star-certified buildings save enough potable water to fill 1,320 Olympic swimming pools every year – that is, over 3,300,000 kL per annum.
- On average, Green Star As Built-certified buildings recycled 96% of their construction and demolition waste.
- Since Green Star’s introduction to the market in 2003, more than 5.5 million square metres of building area have been Green Star-certified.
- Green Star-certified buildings save the equivalent of 76,000 average households’ electricity use annually.
- 37,600 truckloads of construction and demolition waste has been diverted from landfill due to good waste management practices when constructing Green Star-certified buildings.
- The higher the Green Star-certified rating of a building (4, 5 or 6 star) the greater the environmental savings across all key areas – greenhouse gas emissions, energy use, water consumption, and construction and demolition waste.
Green Star – Design & As Built gets the thumbs up

With more than 40 Green Star projects under its belt, specialist engineering firm Floth always knew a Green Star rating would be an essential element of its new headquarters in Brisbane.

But the highly-ambitious team at Floth have exceeded their own sustainability expectations, achieving the first 6 Star Green Star – Design & As Built v1.1 rating in Australia.

The 1,000 sqm building at 69 Robertson Street in Brisbane’s Fortitude Valley, was awarded 83.3 Green Star points in Round One, an achievement that represents ‘world leadership’ in sustainable design and construction.
Anthony Marklund, the project’s ESD leader, says the team originally set out to achieve Green Star Office v3 and Interiors ratings, but just as the project commenced construction, the next generation Green Star – Design & As Built rating tool was released.

“We were able to test our design and work closely with the contractor to upgrade to Design & As Built once we knew we could achieve our goals without affecting the project cost,” Anthony says.

“We saw this as a clear progression from our previous firsts, which include the first 6 Star Green Star Office As Built v2 and Office Design v3 ratings in Queensland, achieved for Green Square North Tower and 180 Brisbane,” Anthony explains.

Gaining a 6 Star Green Star rating was also an important strategy to help attract a quality tenant for the first floor of the building, as well as “future proofing the building’s valuation,” Anthony explains.

Zeroing in on net zero

69 Robertson Street is the first building to meet the Australian Sustainable Built Environment Council’s (ASBEC) standard definition of a zero carbon building.

A 53 per cent reduction in operational carbon emissions is predicted from façade and integral building services improvements when compared to an equivalent Building Code compliant energy model.

A roof-mounted solar photovoltaic system achieves a further 13 per cent reduction, equivalent to offsetting 28 per cent of the building’s final operational energy.

Anthony says that 100 per cent accredited GreenPower purchased from Origin is the “final piece of the zero carbon puzzle”, and the entire base building will be effectively zero carbon in operation.

Notably the free electricity generated by the solar photovoltaic system will more than offset the additional operational cost of the GreenPower.
“Given the cost effectiveness of the building, it would be difficult to come up with a better solution,” Anthony adds.

Super streamlined certification

So, how was it working with the Green Star – Design & As Built rating tool?

“Not only is the rating system streamlined, its ability to cover virtually any building project type allowed us to include our integrated fitout,” Anthony comments.

“This meant we had no need for a separate Green Star – Interiors rating, which resulted in a certification cost saving and significant reduction in effort.”

Being the first time that the new system was applied to a project at construction stage, Floth needed clarification on a range of “minor technicalities.”

“We enjoyed an open and frank relationship with the GBCA technical team in providing first-hand feedback on the submission guidelines, calculators and innovations.

“Although there was a rapid learning curve and no precedent for us to work from, we found the new submission templates and documentation requirements to be generally simplified and more practical.”

Anthony notes key improvements as the elimination of separate project-created coversheets and most additional short reports that were previously required under legacy tools.

“Overall we have found that practical and cost effective integrated design is well rewarded by the new rating tool, and that costly or exotic technologies were not required.”

Anthony does warn experienced Green Star Accredited Professionals that there is a “bit of unlearning to do.
"Credits have been completely revised, with many now including both prescriptive and performance-based pathways that must be best navigated. The performance-based approaches generally require greater design effort for increased potential reward.

“The certification process is also a lot more flexible so one needs to overcome certain preconceptions that may have developed while working with the legacy tools. A good example of this is that there is no requirement to submit Technical Clarifications or Credit Interpretation Requests if the intent of the credit is clearly met with alternative evidence," Anthony adds.

Quick links

Member benefits (/come-together/membership/member-benefits/)
Membership (/come-together/membership/)
Membership options (/come-together/membership/membership-options/)
Code of Conduct (/code-conduct/)
Green Star (/green-star/)
Definitions (/about/definitions-terms/)

Contact us

02 8239 6200 (tel:02 8239 6200)

Do you have an enquiry
Leave us a message through our contact form (/contact/).

Address
Level 15, 179 Elizabeth St
Sydney, NSW, 2000 (https://www.google.com/maps/place/179+Elizabeth+Street+Sydney/).
Showcase (/showcase/)  Projects (/showcase/projects/)

Wollongong City Council Administration Building (/showcase/projects/wollongong-city-council-administration-building/)

Wollongong City Council Administration Building

"Achieving a Green Star – Performance rating is about more than financial sustainability – although this is essential."

GORDON BRADBERY OAM
Lord Mayor

Wollongong City Council’s Administration Building is positive proof that older buildings can be green buildings. First occupied in 1987, the building is the first in Australia to achieve a 5 Star Green Star – Performance rating, signifying ‘Australian Excellence’.

The rating provides the people of Wollongong with independent verification that their building stacks up against some of the newest green icons around the country – and that they have an efficient, productive and healthy community asset.

Local government leader

Local governments have a unique role to play in influencing building decisions made in their communities. Leading councils recognise they have a responsibility to invest in assets that meet the needs of their communities not just today, but for decades to come, and they are turning to the Green Star rating system to help them.

“We’ve demonstrated to the local industry and to the community that you can gain a 5 Star Green Star rating with an ageing building if you use the right methods and programs,” says Lord Mayor Gordon Bradbery.

“We have shown that this pathway to sustainability could be used by other local governments or government agencies. We have also shown that we can gain a rating comparable to brand spanking new buildings that are purpose-designed to achieve 5 or 6 Star Green Star ratings.”

Council is now developing a Sustainable Building Strategy which will guide how it improves the operational sustainability of existing buildings, in addition to how new buildings will be designed, constructed and operated. The experience gained in retrofitting the Administration Building, along with improving its management practices, will greatly assist Council in developing the strategy.
“We have set a high benchmark – one that is independently verified – and we are proud to be leading Australia with respect to the sustainable operation of buildings,” Cr Bradbery says.

Benchmarking brilliance

While Council had implemented programs to improve the operational efficiency and sustainability of its highest-consuming assets, the diversity of the asset portfolio, the varied occupancy and associated operational requirements made benchmarking a challenge.

Dr Carl Hopley, a member of Wollongong City Council’s building and facility management team that specialises in building sustainability upgrades, says that Council was “unable to access any tools with the flexibility to address the unique operational characteristics of our buildings. This meant we had to benchmark assets against themselves with a view to achieving continued improvement.

“But the question was always the same: how do our buildings perform against others? Green Star – Performance has helped us answer this. We are now able to validate the success of the implemented efficiency measures, and also gauge the benefits from the management procedures and practices followed in the building.

“It was great to see that our leadership with regards to cleaning practices and the requirement for cleaners to hold green cleaning qualifications was recognised, with the GBCA awarding an Innovation point,” Carl adds.

Upgrade for uplift

Over the past decade, building manager David Peterson has implemented a range of energy and water upgrades, including the installation of custom-made rainwater harvesting tanks with a capacity of 70 kilolitres, sensor-controlled dual flush toilets, low water consumption urinals and low flow taps for office amenities.
Sensor taps have been installed in public areas, fire test water capture and reuse has been implemented, along with extensive sub-metering and power factor correction. The team has also integrated a heat pump hot water system, a new heating, ventilation and air-conditioning system, heat reflective blinds and lighting upgrades. Energy and water analysis completed while undertaking the Green Star – Performance process indicates that these initiatives have reduced energy consumption by 54.6% and water consumption by 85%.

In addition to the physical upgrades, David and Carl have implemented a range of management practices – from the HVAC maintenance procedures through to the requirement that cleaning staff have qualifications in green cleaning.

An illuminating experience

Before undertaking the Green Star – Performance rating, Council believed “we had implemented all of the cost-effective energy-saving opportunities, with other options, such as double glazing retrofits and voltage optimisation, looking costly and with little payback,” Carl says.

But a lighting review undertaken found that the lighting distribution was inconsistent across the building and floor plates.

“There are sections of the building which are completely over-lit – and we’re now undertaking a full lighting redesign and refit. We are exploring options such as the inclusion of smart lighting systems which will adjust light outputs to meet the required level. This review and subsequent upgrade presents a new opportunity with good financial and environmental returns,” Carl explains.

Participation in the Green Star – Performance PILOT also assisted the building manager and the building monitoring and control system (BMCS) supplier to identify additional energy efficiency opportunities. Carl notes “that the additional BMCS capabilities have the potential to reduce electricity consumption by a further 10-12 per cent according to estimates provided by Schneider Electric.”
“We think these two actions are the last big energy saving opportunities we can make on the Administration Building – and we discovered these opportunities through using the Green Star – Performance rating tool.

It’s now all about squeezing the last bit of viable juice from the lemon. To this extent, we remain committed to the ongoing tuning of the building and looking for more opportunities to reduce the building’s consumption as new technologies come online,” Carl concludes.

For more information on this project including score and category achievements visit our project directory. (http://www.gbca.org.au/project-directory.asp#31795)

GREEN STAR RATING

Quick links

Green Star (/green-star/)
Code of Conduct (/code-conduct/)
Membership options (/come-together/membership/membership-options/)
Membership (/come-together/membership/)
Definitions (/about/definitions-terms/)

"Aura is a once-in-a-lifetime opportunity to develop a new city to the world's highest environmental and liveability standards."

MARK STEINERT
Managing Director and CEO, Stockland

CONTENTS
Aura 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, Hervey Bay or Gladstone and will be home to around 50,000 people.

Environmental excellence

Sustainable communities respect, protect and restore the environmental systems that support them. They are resource-efficient and tread lightly on the planet.

At Aura in Caloundra South, more than 700 hectares, nearly one-third of the site, will be rehabilitated from decades of use as a former pine plantation and designated as a conservation area.

New habitats for rare and endangered flora and fauna species will be created with fauna underpasses at every major creek crossing.

Aura will feature the most advanced water reticulation, filtration, storage and treatment system ever installed in any Australian community. This will recycle water, minimise run-off and ensure the protection of the nearby Pumicestone Passage.

Annual environmental reporting will assess the development of Aura against stringent water quality and biodiversity measures.

Enhancing prosperity

Sustainable communities are prosperous. They drive business diversity, innovation, and economic development, and ensure a strong and resilient local labour market.
The Green Star – Communities rating tool encourages affordable housing, investment in education and skills development, and community capacity building; it also promotes enhanced productivity through the digital economy.

Stockland was rewarded for a dedicated Caloundra South economic development strategy that will target the creation of 19,500 direct jobs, creating long-term local employment opportunities. Stockland intends to invest $300 million in the first five years of development.

Using the latest hybrid designs for home and business premises, Stockland will seek to establish a strong community of home-based business entrepreneurs. Additional business innovation and incubator hubs will further stimulate the emergence of small businesses and boutique enterprises.

As part of its $5 billion Aura development, Stockland will make significant investments in essential services for the benefit of all residents on the Sunshine Coast. Kingsley Andrew, General Manager Queensland at Stockland, says: “Aura is a once-in-a-lifetime opportunity to develop a new city to the world’s highest environmental and liveability standards. We’re immensely proud of achieving a 6 Star Green Star – Communities rating for our Aura master plan. We’ll repay the confidence that has been shown by the local community and community groups and our many stakeholders in Local, State and Federal Government by delivering a project that exemplifies the finest qualities of environmental stewardship and sustainability, and helps to ensures the future economic prosperity of the Sunshine Coast.”
Stockland’s 6 Star Green Star rating for Aura demonstrates that it is possible to undertake a development of unprecedented scale and achieve world class environmental and social outcomes.

Romilly Madew, Chief Executive Officer, Green Building Council of Australia

Educating the next generation

Creating a sustainable community requires more than green design and construction – it requires a commitment to sustainable behaviour. Stockland will establish an environmental education facility at Aura, and will host sustainability awareness programs to promote life-long learning among residents and local school children. “Our vision for the future of Australian education is one in which all students and teachers have access to sustainable places for learning, and all students and teachers can reap the benefits of happier and healthier education facilities,” says the GBCA’s Chief Executive Officer, Romilly Madew.

Healthy and active living

Sustainable communities are healthy communities. Green Star – Communities rewards projects that encourage healthy and active lifestyles, from good bicycle and pedestrian networks to access to fresh food. Aura will feature nine separate sporting grounds, numerous parks and playgrounds and a ‘people’s place’ and central park alongside a new town centre. All streets will have footpaths on one side to encourage pedestrian activity. All homes will be close to parks and other recreational facilities, and will be a maximum of one kilometre away from community vegetable gardens. “Stockland understands that it is shaping the future of a community for generations. This isn’t about simply bricks and mortar
– it’s about creating a community that protects and enhances the natural environment, that is built for resilience, and that has people at its heart. Aura embodies the future of Australian communities,” Romilly Madew concludes.

Quick links

Code of Conduct (/code-conduct/)
Membership options (/come-together/membership/membership-options/)
Member benefits (/come-together/membership/member-benefits/)
Membership (/come-together/membership/)
Green Star (/green-star/)
Definitions (/about/definitions-terms/)

Contact us

02 8239 6200 (tel:02 8239 6200)

Do you have an enquiry
Leave us a message through our contact form (/contact/).

Address
Level 15, 179 Elizabeth St
Sydney, NSW, 2000 (https://www.google.com/maps/place/179+Elizabeth+Street+Sydney/).

in (https://www.linkedin.com/company/green-building-council-of-australia)
Facebook (https://www.facebook.com/gbcaus/)
Instagram (https://www.instagram.com/gbcaus/)

"The 5 Star Green Star rating is a significant achievement for Sekisui House and Ecco Ripley"

TORU ABE
CEO and Managing Director, Sekisui House
Australia

CONTENTS
Sekisui House ensures all its communities across Australia are based on the company’s four key urban development values: the environment, the economy, the community and residential amenity.

Sustainability and prosperity in suburbia

Sekisui House is world-renowned for its sustainable approach to building design, with its carbon-neutral ‘Green First ZERO’ homes forming a large percentage of its business in Japan. But while green buildings will certainly be key to Sekisui House’s sustainability success at Ecco Ripley, the company has gone beyond an environmental conception of what it means to be green when designing this flagship community.

“For us, sustainability isn’t just a buzz word – it means ‘built to last’,” explains Sekisui House Australia CEO and Managing Director, Toru Abe.

Communities built to last are those that have economic viability and long term liveability at the heart of their design, and Sekisui House has gone to great lengths to ‘future-proof’ its community – both economically and socially - through access to technology.

Ecco Ripley will enable future residents to actively participate in the global ‘knowledge economy’ by providing fibre optic cabling into all 4,000 of its homes. As a result, residents will be able to participate in local, national and global business communities via some of the fastest and most stable internet network infrastructure in the country.

In the shorter term, Ecco Ripley will provide a significant boost to the existing local economy, with 12,000 jobs expected to be created over the life of the project.
“By achieving its Green Star – Communities rating, Ecco Ripley demonstrates a commitment not only to environmental responsibility, but to the economic future and social wellbeing of the community,” says the GBCA’s Chief Executive Officer, Romilly Madew.

“This Green Star rating is proof for the residents and businesses of Ecco Ripley that they are living, working and investing in a community that is designed for prosperity, longevity and liveability.”

““For us, sustainability isn’t just a buzz word – it means ‘built to last’”

Toru Abe
CEO and Managing Director, Sekisui House Australia

Strength in diversity

Sekisui House has made a commitment that a quarter of the housing at Ecco Ripley will be affordable for first home buyers and key workers. A further 10 per cent of the community will be allocated for accessible accommodation and five per cent for social housing.

“For a town or city to run well, you need people of all ages doing all types of jobs – teachers, nurses, emergency services workers, hospitality professionals and students. The commitment to affordable and accessible housing is an important step in securing Ecco Ripley as an economically-sustainable and socially-diverse community,” says Ms Madew.

Culture and place-making are also at the heart of Ecco Ripley’s design, with Sekisui House to develop an arts and culture program that will enhance the local identity of the Ripley Valley, and attract visitors.
“Providing housing diversity creates a community of all ages and family types—families, singles, couples, empty-nesters, and first home buyers.

“We want to create a vibrant and active community and to do this we need to engage with residents and people living in the Ripley Valley. Developing programs that encourage participation and foster residents’ interests is a great way to do this and helps to build strong relationships and partnerships within the community.”

Healthy landscapes, healthy lifestyles

The project team has worked hard to ensure that Ecco Ripley is in tune with the natural environment of southern Queensland. Large scale tree planting is underway, with more than 2,000 native trees and shrubs and 93,000 native groundcover species already planted in the first 12 months.

The community will feature more than 76 hectares of recreation parks and gardens, providing residents with plenty of space to interact and enjoy nature. The design of the community promotes healthy and active lifestyles, with amenities and parklands strategically located within walking distance of homes and provision made for fresh food to be grown and purchased locally.

“Sekisui House aims to set new benchmarks for community development both here in Australia and globally. Ecco Ripley will be a smart and sustainable community that fosters a harmonious relationship between the natural environment and the bricks and mortar of its residents’ homes,” Mr Abe concludes.

GREEN STAR RATING

9/08/2016