

---

**Request to be heard?:** No

**Precinct:** General

**Full Name:** Jonathan Cartledge

**Organisation:** Green Building Council of Australia

**Affected property:**

**Attachment 1:**

**Attachment 2:**

**Attachment 3:**

**Comments:** Attached

Department of Environment, Land, Water and Planning  
GPO Box 500,  
East Melbourne,  
Victoria 3002.  
[fishermansbend@delwp.vic.gov.au](mailto:fishermansbend@delwp.vic.gov.au)

21 December 2017

### **Fishermans Bend Draft Framework**

The Green Building Council of Australia (GBCA) welcomes the opportunity to make this submission in response to the draft framework for Fishermans Bend.

The Framework signals a commitment to world-class sustainable outcomes for Fishermans Bend. We congratulate the government and the Fishermans Bend Taskforce for their vision and leadership. We strongly support the approach taken in the draft Framework which effectively leverages world's best practice to embed the Green Star – Communities principles and credits throughout the vision and goals identified across the site. In using Green Star – Communities this early in the project design, and integrating it as part of the broader outcomes sought for the site, the Framework has clearly identified how sustainability can act as a multiplier for better economic and social outcomes across the community in the short and long-term.

There are many commitments throughout the draft Framework that demonstrate significant policy leadership. For example, the commitments to create a low-carbon community and maximise renewable energy generation and storage. Equally the exploration of precinct-wide sustainable energy generation and distribution reflects a far-sighted vision for what urban renewal can achieve.

This draft Framework provides a new tool to realise the government's broader commitment to zero emissions, and to transitioning the state's built environment to a lower emissions future through the Energy Efficiency and Productivity Strategy. We look forward to supporting these objectives through this Framework in the years ahead.

In this context, to date the GBCA has been pleased to work closely with the Taskforce to realise the vision for Fishermans Bend and work collaboratively to ensure the best possible outcomes through the commitment to Green Star – Communities. As the Framework is further developed in the months ahead we look forward to this relationship continuing and will be pleased to support the government and the Taskforce in helping respond to any of the more detailed comments received in response to the draft Framework.

Noting our strong ongoing dialogue with the Taskforce and the government, in this submission our comments are limited to the following priority areas of focus for the government that we believe are essential to helping realise the ambitious vision for Fishermans Bend now outlined:

## **Governance**

With the delivery of the draft Framework, the future of the Fishermans Bend Taskforce and ongoing governance for the delivery of Fishermans Bend must be clearly defined. Certainty in governance and leadership will be critical to helping deliver the vision for Fishermans Bend. The work of the Taskforce to date has been critical to rebuilding community confidence that Fishermans Bend will deliver the right outcomes for the future. This confidence must be maintained through a clear plan for the delivery of the Framework in the future.

The GBCA is a strong advocate for statutorily independent development corporations to guide development, manage procurement, engage effectively with the community and industry to help deliver major, complex infrastructure and urban renewal projects. The success of agencies like the Barangaroo Delivery Authority and the Sydney Olympic Park Authority are powerful models to consider as mechanisms to support the delivery of Fishermans Bend for the next generation.

## **Certifying delivery**

The GBCA is pleased that the Framework requires 'new developments to meet 4 Star Green Star Standards or equivalent now, and clearly indicate future increases to performance requirements'. Benchmarking developments against the 4 Star Green Star rating requirements is important, however only certification will give the community confidence that the outcomes outlined in the Framework are being met.

Independent third party certification, like that provided by the GBCA, provides assurance and integrity for projects in delivery to help avoid greenwashing through unverifiable claims of 'equivalency' or 'standards', and ensuring the outcomes sought are in fact met. We strongly recommend that the Framework requires new developments to achieve a minimum 4 Star Green Star certified rating.

'Equivalency' of outcomes should not be permitted as there is no reason to suggest 'equivalent' outcomes can or should be achieved without requiring independent certification. Should the Framework wish to provide scope for alternative independent third party certification to Green Star, then that should be considered on an exception basis only where it meets 'equivalent' standards of independence, outcomes, verification, and integrity. Developed collaboratively between industry and government, holding ISO 9000 Quality Management Certification, and with certification governed by the *Competition and Consumer Act*, the quality of certification provided by Green Star is what must be demanded for Fishermans Bend to achieve the government's vision for the community.

## **Realising immediate opportunities through government leadership**

Government must lead by example in requiring the highest possible standards, in line with the draft Framework, for any new developments on government-owned land in Fishermans Bend. Opportunities for government to lead in Fishermans Bend through its own procurement and landholdings must be identified immediately. For example the development of the Defence Innovation Hub on the GM Holden site presents a valuable opportunity for world class development and demonstration for what can be achieved through best practice in line with the draft Framework. Similarly the development of new services and infrastructure, like the investment in education facilities, should aim to achieve the highest possible standards against the draft Framework, and provide for independent third party certification like that offered by the GBCA through Green Star.

These are rare opportunities for government to lead, and must not be missed as projects are developed across Fishermans Bend. In addition to demonstrating best practice, these developments will help build industry capability and skills across the Victorian economy and start to establish the supply chain that will be necessary in the longer term to fulfil the potential across the site.

The GBCA is confident that Victorians have more certainty in a more sustainable and prosperous future, as the release of the draft Framework for Fishermans Bend signals a commitment to world-class sustainable outcomes.

As this Framework is finalised we look forward to continuing to work with the government to realise this enormous opportunity. With ongoing leadership, a commitment to seizing the opportunities that already exist to demonstrate world class outcomes, and to delivering these on the ground through independent third party certification, we are confident that the vision outlined for Fishermans Bend will be realised. We look forward to working with you collaboratively to that end.

Please do not hesitate to contact Nick Alsop, Senior Manager Market Engagement at [nick.alsop@gbca.org.au](mailto:nick.alsop@gbca.org.au) or me at [jonathan.cartledge@gbca.org.au](mailto:jonathan.cartledge@gbca.org.au) to discuss further any aspect of this submission.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Cartledge', written in a cursive style.

Jonathan Cartledge  
**Head of Public Affairs**