

Australia's property industry

Creating for Generations

18 April 2018

Fishermans Bend Planning Review Panel
Planning Panels Victoria
1 Spring Street
MELBOURNE VIC 3000

By email: planning.panels@delwp.vic.gov.au

Dear Panel Members,

Fishermans Bend environmental sustainability rating tools

I refer to the Property Council's submission (#206) provided on 15 December 2017 and make a further submission that should be read as complementary to the original.

I write to express industry's concern at the recommendations in the Expert Witness Report made on behalf of the City of Melbourne and the City of Port Phillip as they relate to environmental sustainability rating tools.

Green Star should be the benchmark for Fishermans Bend and it would be hard to imagine a superior outcome if a patchwork of various lesser frameworks are deployed across the site.

Green Star is a widely understood and accepted standard that has been developed in collaboration with industry and governments at every level. Thirty-seven percent of Australia's office space is Green Star rated and this share is growing.

Beyond Australia, Green Star is internationally recognised as one of the pre-eminent tool kits for improving building performance.

The requirement for 5 Star Green Star Design and As-Built certification is a common tender requirement at State government level in Victoria and increasingly in New South Wales.

Use of 'equivalent' standards with lesser scope and variable market-acceptance would give rise to an increased risk of non-compliance and potentially require access to specialist resources to go through a less established process.

A Green Star rating requirement means that the planning process is simplified and de-risked. The use of various alternative rating tools would add an element of uncertainty at the project planning stage and potentially mean that not all projects would be

treated equally. Additional risk at the planning stage would also be priced into projects and these costs would ultimately be borne by building owners and occupiers.

For market certainty, we recommend that benchmark targets for all projects at Fishermans Bend should be Green Star 5 Star Design and As-Built. Further, all major projects (greater than 5,000 square metres) should be required to have independent third-party verification at the completion stage (or soon after) through a certified rating.

For projects that fall below the 5,000 square metre threshold, independent third-party verification at the completion stage may be considered in lieu of a certified rating.

A departure from the Green Star rating tool should only be considered where it can be proven that an alternative rating system demonstrates superior holistic sustainability outcomes post-construction through third-party verification.

This submission can be read in conjunction with the letter provided by Jonathan Cartledge, Head of Public Affairs, Green Building Council of Australia on 29 March 2018.

The Property Council is grateful for the opportunity to hold a constructive dialogue with the Panel on the issues raised in this letter. Please contact Angus Crawford, Policy Advisor, via acrawford@propertycouncil.com.au if you require any further information.

Yours faithfully and with thanks,



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