



Australian Heritage Strategy Submissions
Heritage Branch
Department of the Environment
GPO Box 787
CANBERRA ACT 2601

26 June 2014

Dear Sir/Madam

RE: PUBLIC CONSULTATION ON THE DRAFT AUSTRALIAN HERITAGE STRATEGY

I write on behalf of the Green Building Council of Australia (GBCA) to provide clarification on text included in the recent Draft Australian Heritage Strategy. While I recognise that the consultation on the draft strategy closed on 9 June 2014, it has since been brought to my attention that the consultation paper referred to 'green star schemes' and the treatment of embodied energy in existing buildings.

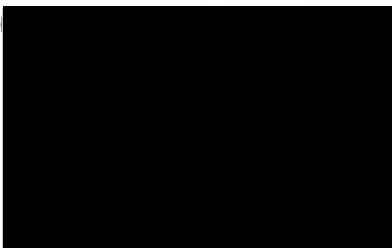
The GBCA is the nation's authority on sustainable buildings, communities and cities. Our mission is to accelerate the transformation of Australia's built environment into one that is healthy, liveable, productive, resilient and sustainable. We work together with industry and government to encourage policies and programs that support our mission. We educate thousands of people each year on how to design and deliver sustainable outcomes for our buildings, communities and cities. We operate Australia's only national voluntary and holistic rating system for sustainable buildings and communities – Green Star.

The first Green Star rating tool was released in 2003 in response to market demand for a rating tool that would evaluate the sustainable design and construction of buildings as well as establish a common language for buildings.

The Green Star rating system can be applied to almost all building types. Over 700 projects have now achieved Green Star certification across Australia, with a further 460 projects registered. The Green Star rating system is designed to take an holistic approach within each class and building sector, addressing nine categories in total; Management, Indoor Environment Quality (IEQ), Energy, Water, Materials, Land Use and Ecology, Emissions, Innovation and Transport and defining 'best practice' in each.

I note that the Draft Australian Heritage Strategy states the following on page 19:

Another regulation reform that will be considered is in relation to the energy efficiency green star schemes. Currently the embodied energy of existing buildings - which includes the energy required to extract, manufacture, and transport building materials if the building is demolished - is not recognised as contributing to the green star rating of a building. As a consequence older heritage assets have been demolished in favour of newer higher green star rated buildings. This process has contributed to a lack of recognition of the adaptive reuse value and energy savings of heritage buildings.



Firstly, please note that 'Green Star' is a certified trade mark and should only be used when referring to the Green Star rating system owned and operated by the GBCA. 'Green Star' or 'green star' should not be used as a general term for describing environmental rating tools.

Secondly, the Green Star rating system recognises and rewards retention and reuse of existing building facade or structure and also seeks to encourage the use, retention and celebration of buildings with cultural heritage.


Under Green Star the retention of existing building façade and/or structure is recognised and rewarded under the Materials category. For example, one point is awarded where at least 50 per cent (by area) of the building façade is retained or at least 30 per cent (by mass) of the existing major structure is retained.

The Green Star rating system also includes a number of 'Innovation Challenges' which are designed to encourage and direct investment into solutions that address a wide range of social, economic and environmental sustainability issues. The *Culture, heritage and identity* Innovation Challenge aims to encourage the adaptive re-use and uptake of heritage listed buildings and rewards those that celebrate the heritage value of the asset. To claim this Innovation Challenge, the project team must:

- Demonstrate that the building selected is recognised as a place of heritage value, as defined in the Burra Charter or through a heritage listing within a state or local register
- Demonstrate how the site is occupied or has been significantly refurbished, in such a manner as celebrates and makes visible heritage elements
- Make information on the heritage values of the building available to the public visitors to the site through site displays or a context aware smart phone application.

Green Star has been used to certify a number of heritage buildings. Examples include 39 Hunter Street in Sydney which was the first heritage building in Australia to achieve a 6 Star Green Star rating (signifying World Leadership), and the Perth GPO Building and Brisbane City Hall Restoration which both achieved 4 Star Green Star ratings (signifying Best Practice).

The GBCA requests that the text on page 19 be revised and the term 'green star' removed from the document. We would welcome the opportunity to further discuss the role of environmental rating tools such as Green Star in the preservation of Australia's heritage buildings.



The GBCA looks forward to continuing to work with government and industry to preserve and celebrate Australia's heritage.

Yours faithfully



Katy Dean
Director – Advocacy