



Green Building
Council Australia

A year in focus

FY2024 –25



Endeavour Energy Workplace,
Burramattagal Country.
Parramatta, New South
Wales. Certified 6 Star
Green Star - Interiors v1.3.
Architect: WMK Architecture.
ESD: E-LAB Consulting.



Acknowledgement of Country

We at the Green Building Council of Australia acknowledge the Traditional Custodians of Country throughout Australia. We pay our respects to Elders past and present, and recognise the continuous connection to the land, water, culture, and community.

Australia's First People are the world's oldest continuous living culture and Australia's first practitioners of sustainability. They have shaped the built environment for millennia with purpose-built architecture that responds to the unique character and challenges of the landscape. The Green Building Council of Australia recognises the power of the built environment to shape a future that cares for both people and planet. The choices we make today matter for the future of tomorrow.

> First Building – Advanced Manufacturing Readiness Facility by Bradfield Development Authority, Dharug Country. Wianamatta, Western Sydney. Targeting 6 Star Green Star Buildings v1 rating. Architect: HASSELL.



With thanks to our Partners

Future Focus Partners

Gold Partner

Silver Partner

Supporting Partner

Climate Positive Partners

Circular Economy Partners

Principal Partner

Supporting Partner

Nature Principal Partner

Future Homes Partners

Gold Partner

Silver Partners

Supporting Partners

Foreword from our CEO Davina Rooney



Five years, 700 Projects, 4 million tonnes of carbon saved – The Future Focus legacy

In 2020 we released the first of our Future Focus rating tools, Green Star Buildings. Since then hundreds of projects have showcased leadership through registration, dozens of designs have been assessed, and several have become certified. Soon after came Green Star Homes, Green Star Performance v2, Green Star Communities v2, and next year we'll release Green Star Fitouts.

Fast forward to 2025 when Future Focus won the Australian Financial Review Sustainability Leader Award in Property & Construction. Led by the Market Transformation team, it was recognised for challenging industry to think differently about buildings and to stretch what's possible by considering upfront carbon, designing with Country, nature stewardship and resilience.

The Climate Positive Pathway has made decarbonisation the new normal and influenced policy with state and local government electrification policy, the Australian Government's Environmentally Sustainable Procurement Policy, and the 2025 National Construction Code set to progress.

You'll find the impact in the numbers: 700 buildings valued over \$20 billion have registered under Future Focus, collectively avoiding at least 4 million tonnes of carbon emissions. Almost 4000 buildings, fitouts, and precincts have been rated at least once and Green Star Performance alone has certified 2,434 assets. Proof points of variety can be seen in this report – just take a look at the Green Star rated entertainment precinct, townhouses and train stations showcased within.

To support this growth our Green Star Operations team, led by Elham Monavari, has doubled in five years, our assessment panels have done the same, and our digital system continues to evolve – but this doesn't mean we're resting on our laurels. We recently launched Green Star Buildings v1.1 with a new Nature Positive Pathway, while Green Star Fitouts v1 will be the first rating tool worldwide to include a new Circular category.

As we look ahead, the momentum behind Future Focus continues to surge and we thank you for being part of its journey. Your commitment, innovation, and leadership have helped shape a healthier, more resilient future – and we're just getting started.

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Highlights for this year

The Social Quarter – Green Star Buildings Certified

Chadstone’s all-day dining and entertainment precinct The Social Quarter, was the first to achieve a Green Star Designed Assessment with Green Star Buildings.

The project has now achieved a 5 Star Green Star Buildings rating, representing Australian Excellence in better, healthier and more responsible Buildings.

Within the 8 categories of the Green Star Buildings tool, The Social Quarter stood out in Responsible, Healthy and Positive.

The Social Quarter retained and was built on top of an existing structure, reducing embodied carbon. A 199kW solar PV system generates power for onsite consumption.

The acoustic design considered the overall soundscape and offers a balance of noise versus sound, and tranquility versus activity, providing enhanced acoustic comfort, while planting within the internal terrace supports biophilic design and a stronger connection to nature.

✓

The Social Quarter, Chadstone. Wurundjeri Woi Wurrung Country, Victoria. Certified 5 Star Green Star Buildings v1.0. Vicinity Centres Pty Ltd. Architects: Jackson Clements Burrows, Buchan, Decibel Architecture, Lat Studios. ESD: ADP Consulting. Photo by Peter Bennetts



A year of momentum and impact

Despite a climate of global uncertainty, this year has marked unprecedented momentum and impact at scale. We've continued to expand our reach into sectors across the built environment while engaging in increasingly complex and challenging conversations. Our future focus tools continue to evolve in response to these emerging issues and provide industry with actionable responses to the challenges facing us.

This was the most active year in Green Star's history. Almost 2000 certifications were issued in FY2024-25 – doubling last year's record. Certification is now embedded in government policy and sustainable finance mechanisms, and it is clear that certification is a key driver of transformation.

Through the responses from our members submitted via our annual satisfaction with Green Star survey, we heard that overall satisfaction remains high. Overall satisfaction with Green Star increased four percentage points to 81%. Communication with GBCA staff had the highest satisfaction (82%) followed by our technical support services (queries and meetings). The work everyone (Green Star users and our team) has put into Technical Questions is paying off, with a six percentage point increase in satisfaction with their fairness

(up to 77%). There were also increases in satisfaction with our timeliness, the fairness of assessment results and with the Green Star online submission portal. There were year on year increases in satisfaction with almost every measure.

Your feedback tells us we are doing well and we want to do more. We have implemented strategies and are working with industry to make the experience smoother, more accessible and more impactful. We've been doing the work to ensure Green Star remains robust while we respond to your feedback, provide more guidance, train new team members and recruit and train additional assessors.

The message from TRANSFORM 2025, our biggest conference ever, was that collaboration is what drives change. We couldn't deliver healthier, more resilient, and positive places for people and nature without our 600+ member organisations, collaborators, advocates and supporters.

“

The last year has shown us that Green Star continues to be embedded across development delivery and operations, with record certifications. This scale of impact couldn't be possible without industry support. I look forward to this ongoing collaboration, and to delivering services that meet and exceed user expectations.

Elham Monavari, Head of Green Star Strategic Delivery, Green Building Council Australia



< At TRANSFORM 2025 we heard that collaboration is key

Advocacy urges continued ambition and action

Strong collaboration between government and industry is essential if we are to unlock the full potential of sustainable, low-carbon buildings and precincts across Australia. Our member survey revealed that government advocacy is one of your key priorities.

Through trusted relationships with all levels of government, GBCA advocates for policies and regulations that put buildings at the heart of Australia’s climate, health and equity goals. We made more than 30 submissions on a range of sustainability issues across federal, state and local governments. Heading into the 2025 election, we released *Federal election 2025: Our policy priorities*. This document highlights five key priority areas for national action, reflecting recommendations from *Every Building Counts* (released with Property Council of Australia in 2023), and aligned to GBCA’s strategic goals.

Our advocacy efforts have led to all three levels of government implementing policies that require or encourage Green Star certifications such as:

- #Net Zero in Government Operations Strategy which includes preferencing all-electric buildings for new office leases and achieving Green Star for future office buildings purchased or constructed for the Commonwealth
- #West Australian Treasury Corporation Sustainability Bond Framework, which recognises Green Star certification
- #New South Wales government’s Net Zero Government Operations Policy which requires all new buildings and fit-outs above \$10 million to achieve Green Star ratings

This year, we have also seen commitments from many government agencies and local councils to invest in and occupy Green Star rated buildings.

We also continue to work with government stakeholders and the Australian Building Codes Board on the next edition of the National Construction Code (NCC) and provide input and support to a range of government policies and projects.


Welcoming Assistant Minister for Climate Change and Energy

It was a pleasure to welcome the Assistant Minister for Climate Change and Energy, the Hon Josh Wilson MP, to Sydney. Together with the Property Council of Australia, we toured Indi Sydney – a build-to-rent residential project located above Gadigal Station which is targeting a 5 Star Green Star Design and As Built rating. We then visited Quay Quarter Tower, an exemplary, upcycled Green Star Office v3 rated building. These building show what can be achieved with the right policy settings and a shared vision for innovation.



Green Building Council Australia

greenstar



Federal election 2025: Our policy priorities



Fairwater, NSW. Frasers Property Australia Pty Ltd. 6 Star Green Star Community

> From Left to right Sarah Breavington (Dexus) Louise Murray (Dexus) Francesca Muskovic (formerly Property Council of Australia) Josh Wilson (Assistant Minister for Climate Change and Energy) Davina Rooney (GBCA), (Late) David Butler (Dexus)



Leading on sustainable finance and corporate reporting

The landmark global alliance between the UK-based Building Research Establishment (BRE), Green Building Council of Australia (GBCA) and the U.S. Green Building Council (USGBC) has expanded to include the Singapore Green Building Council (SGBC) and Alliance HQE-GBC France. Together, we launched a groundbreaking sustainable finance call to action aimed at bringing the vast majority of buildings up to modern sustainability standards.

The report, *Building Transition: How to Scale and Finance an Inclusive Transition for the Built Environment*, focuses on the 75% of lower-performing buildings that have not yet adopted green building practices.

With the building sector accounting for a significant share of global emissions, unlocking investments for the underperforming majority is seen as a crucial step in decarbonising at scale. This call to action lays out how to attract capital to this large untapped segment, ensuring that decarbonisation happens across the entire built environment – not just in the elite tier of buildings.

Building Transition represents a critical step in making sustainable finance accessible to a wider range of building owners, ensuring that decarbonisation can happen at scale and in every corner of the built environment.

“Achieving large-scale decarbonization is only possible with widespread adoption of green building practices. Every building needs a decarbonization plan to help meet emissions reduction goals to mitigate climate change. However, making improvements to the vast stock of existing buildings requires access to capital. “Building Transition” underscores the importance of uniting key stakeholders such as investors and policymakers to create more opportunities for building owners to act.

%Peter Templeton, president & CEO, U.S. Green Building Council



Green Star Recognised in the Australian Sustainable Finance Taxonomy

On the 17th June, the Australian Sustainable Finance Institute released the *Australian Sustainable Finance Taxonomy*. The taxonomy is a framework that classifies economic activities that deliver on key climate and sustainability objectives. It provides a common language for green and transition finance in Australia, making it easy for financial institutions to identify investment and lending opportunities by referencing specific performance metrics. Green Star has been recognised under the taxonomy as a proxy for new buildings and for acquisition and ownership of existing office buildings.

Green Star Ratings Deliver Impact

A new academic paper from Building 4.0 CRC, confirms the impact of certification. The study, co-authored by our own Head of Research Helen Bell, published in *Energy and Buildings* confirms that Green Star buildings deliver predicted energy savings. Looking at predicted versus actual energy performance across 176 office buildings, 65% met or exceeded expectations and when NABERS Commitment Agreements were in place, that figure rose to 94%. This shows Green Star is a mark of quality.

GBCA named 2025 Sustainability Leader in Property & Construction

In June, the GBCA was honoured to be recognised as a 2025 *Australian Financial Review* Sustainability Leader, taking out the top award in the Property & Construction category for the Green Star Future Focus program.

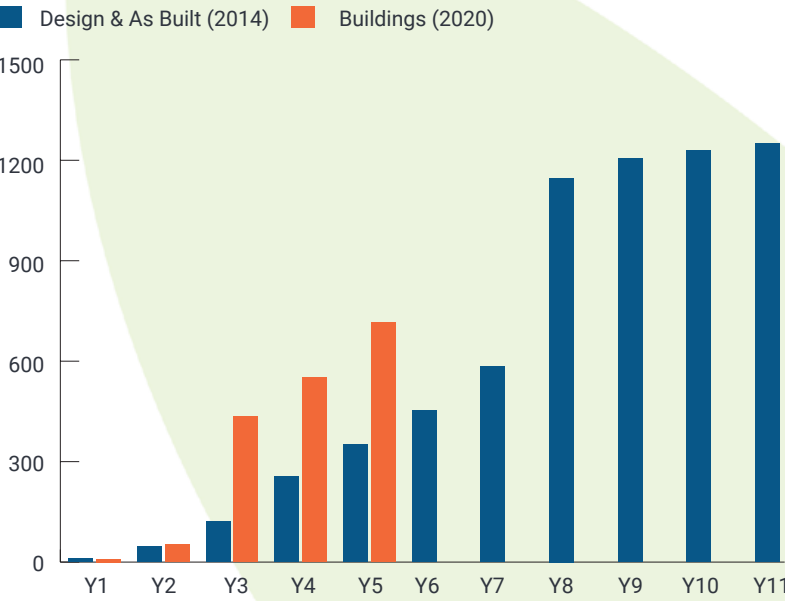
The *AFR* Sustainability Leaders list celebrates Australian companies that are making real progress in tackling sustainability challenges and delivering measurable business value along the way.

The award celebrates GBCA's Green Star Future Focus program and our consultative approach to lifting standards across industry. We were recognised for our strategy of creating a long-term vision and ensuring buy in from industry through extensive consultation.

GBCA's submission also highlighted Green Star's growing influence in investment decisions, government procurement, and building regulations. This is reflected in the incredible uptake since the launch of Green Star Buildings in 2020, with double the number of registrations compared to previous tools.

Green Star Future Focus is changing the built environment, catalysing market demand for electrification, biodiversity protection, and healthier homes. This is clear as more than 700 buildings valued at over \$20 billion have registered under the future focus program and are collectively set to avoid at least 4 million tonnes of carbon emissions.

Project registrations for Green Star rating tools after launch



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Our sector has a critical role to play in reducing emissions and creating lasting change. It’s an honour to see our work recognised alongside other sustainability leaders. This recognition is a testament to our incredible team and the thousands of project teams using Green Star to create better outcomes for people and the planet.

Jorge Chapa, Chief Impact Officer, Green Building Council Australia

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Davina at Green Building Day Sydney celebrating GBCA's award

Rising to the challenge through conversation with industry

In this defining decade, Green Star continues to evolve in response to the shifting challenges facing our industry. While we continue the push to net zero, we cannot forget the emerging mega trends – notably embodied carbon, nature, waste and our transition to a circular economy. As with our Future Focus strategy, the only way to facilitate transformation is by bringing industry with us.

This year we have published 8 thought leadership papers and guides that open the conversation about the path forward. A *Nature Roadmap: for new developments* does just that. It suggests a practical, principle-led path to move from biodiversity loss to biodiversity in new developments. To ensure the roadmap is aligned to industry needs and expectations, we engaged with industry through workshops and briefings. Developed with guidance from GBCA’s Nature Roadmap Advisory Panel, alongside technical experts and industry stakeholders, the paper builds on years of collaboration through GBCA’s Building with Nature work and Green Star rating tools.

We engage directly with the most complex issues and there were plenty with the release of *Measuring impact: why Scope 3 deserves our attention more than ever*. This paper argues that real estate companies can substantially influence tenant fit out emissions and should therefore report on these emissions in non-financial reporting to enable greater transparency.

“Right now, we’re engaged in sophisticated conversations about the complex and interconnected challenges facing our industry. These discussions go to the heart of systemic transformation.”

%Taryn Cornell, Senior Manager – Strategy and Development, Green Building Council Australia

We’ve heard you say that implementation is often the most challenging step. To support industry, we have provided tools and action plans to help industry translate these ideas into practical changes.

Launched at TRANSFORM, *A Practical Guide to Circular Procurement* provides the considerations and tools to enable circular procurement across each stage of a building project.

Our thought leadership paper, *Australia’s Wasted Opportunity* sets Australia’s first national benchmarks for construction and fitout waste and provides a clear action plan to help industry cut costs, drive down embodied carbon emissions and recover more value.

These conversations and your feedback are translating into tangible action. Our early access program for the Green Star Fitouts tool is demonstrating how circularity can be implemented on projects. You can find all our reports and publications on our [website](#).



> Nature roadmap workshop groups (from top) in Brisbane, Melbourne and Perth

Achievements to date

Funded by the NSW Government, Powerhouse Parramatta in Western Sydney is on track to become the first public institution in Australia with a 6 Star Green Star rating under the Green Building Council Australia’s new Building’s v1 rating tool. It is one of more than 140 government projects future-proofing their assets with this tool.

The construction of the new museum, delivered by Infrastructure NSW and head contractor Lendlease, is already living up to its name. With exceptional performance standards already being met head-on, this project stands out due to its distinct focus on climate resilience, circularity in life cycle and a climate positive roadmap.

After a successful design assessment, Powerhouse Parramatta is well placed to achieve 6 Star Green Star As Built certification. Once it opens in late 2026, Powerhouse Parramatta will not only be the largest museum in NSW, it will be a climate positive building as laid out in the new Building’s v1 tool meaning the museum will be highly energy efficient, all-electric and operating on 100% renewable electricity.

The project’s design submission gained more than 70 points across all eight categories, including a commitment to zero carbon emissions in operations when the museum opens, which will make it one of Australia’s most sustainable cultural institutions.



“

At Powerhouse Parramatta, we made a deliberate – and at the time, considered bold – choice to completely exclude gas and fossil fuels from our building operations.

Carmel Reyes, Head of Climate Action and Sustainability, Powerhouse

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Powerhouse Parramatta, Burramattagal Country. Parramatta, New South Wales. Targeting 6 Star Green Star Buildings v1 rating. Infrastructure NSW. Architect: Genton. ESD: LCI Consultants.

Green Star in FY2024-25

1. Total certifications issued up until the end of FY2024-25. This is all certifications issued, including expired ratings (Green Star – Performance projects that didn't continue certification) and recertifications (for Green Star – Performance and Green Star – Communities projects).
2. See end of the report for calculation methodologies.

Green Star continues to be the rating tool of choice for the built environment in Australia across a diversity of buildings, fitouts and communities.

As of 30 June 2025, we have issued **7,000+** certifications¹ against more than **3,900+** individual buildings, fitouts and communities. To summarise:²

#**74 million** sqm of building space is Green Star certified

#**10%** of Australia’s workers can be accommodated in Green Star certified offices each day

#**3.8 million** people visit a Green Star rated shopping centre each day

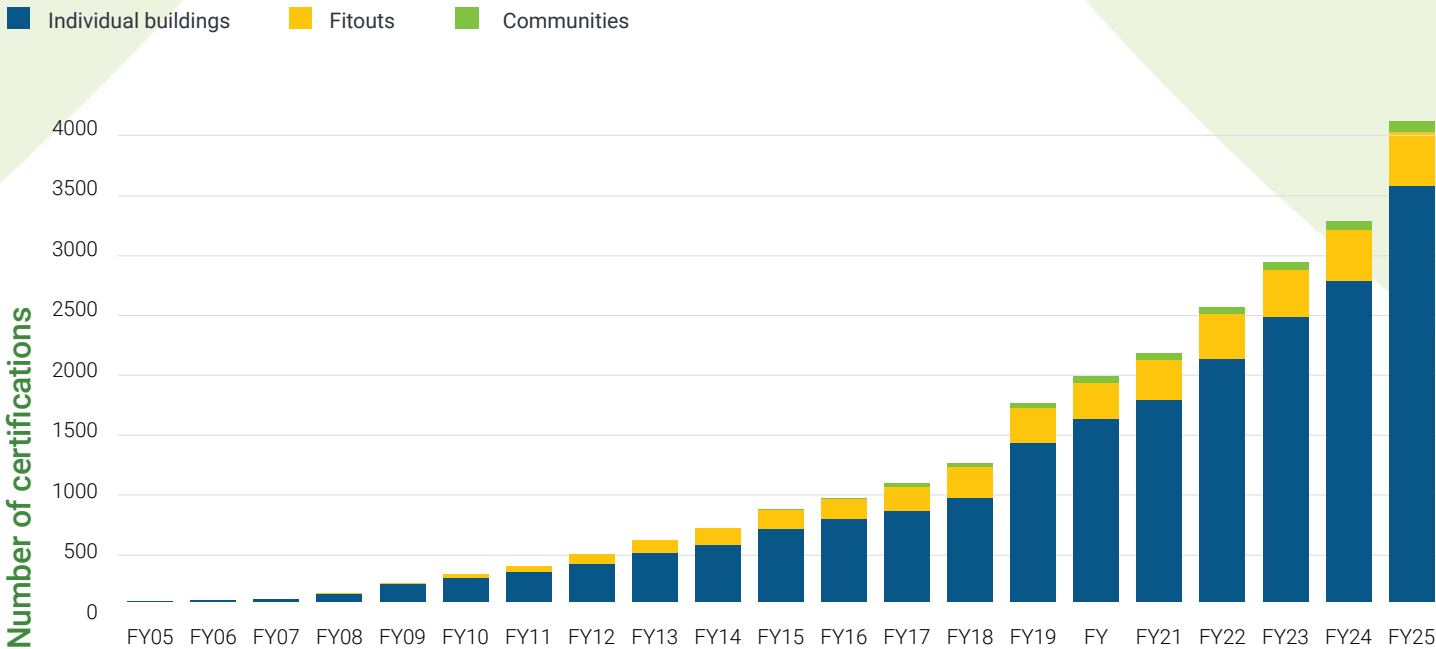
#**180,000+** people will live in Green Star rated apartment buildings, including student residences

#**21,000+** ha of Green Star Communities certified

#**1.1 million+** people will live or work in the Green Star communities we have certified, including **660,000+** residents and **450,000** workers and students

#**930,000+** people visit and heal in Green Star certified hospitals each year (400,000 inpatients plus 530,000 emergency/outpatients)

Number of individual buildings, fitouts and communities certified using Green Star with (all time)



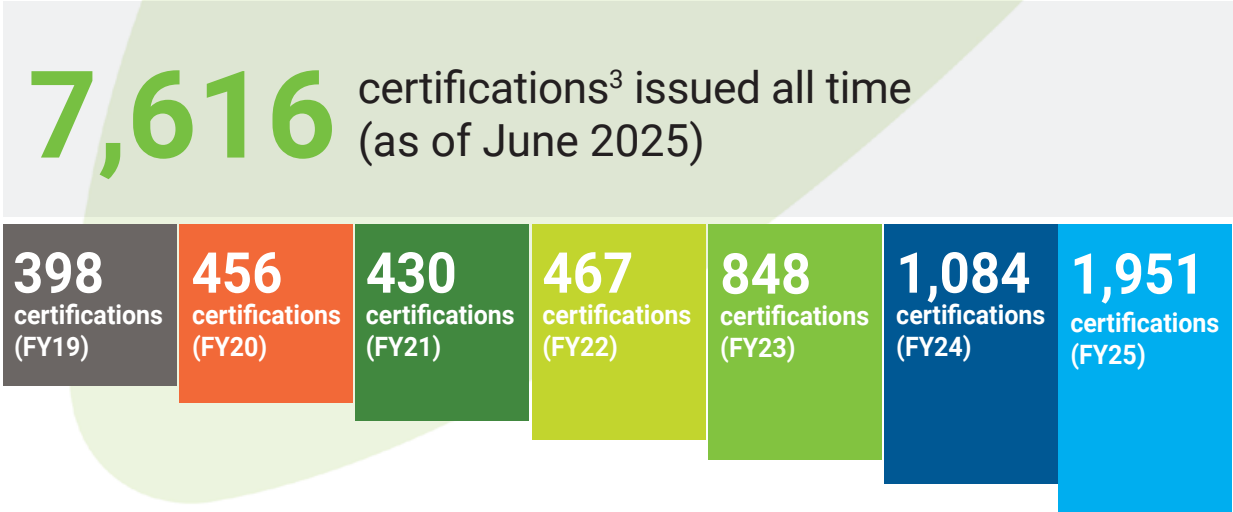
“ Acknowledging the significant year on year increase in Green Star Performance certifications, from this year, we have begun reporting the total number of individual buildings, fitouts and communities certified as well as the number of annual certifications issued.

%Helen Bell, Senior Manager - Research, Green Building Council Australia

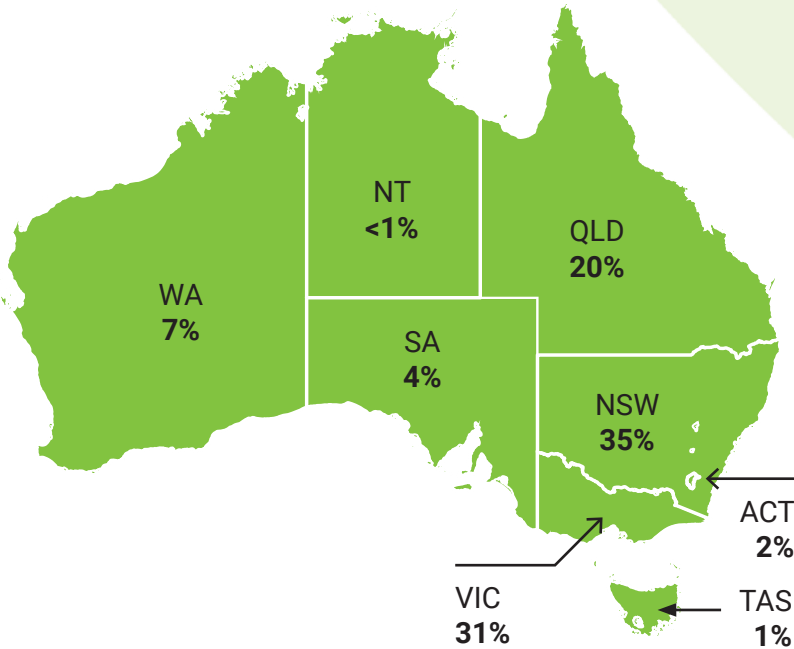
Green Star in FY2024-25 (cont.)

3. Legacy rating tools are Green Star rating tools that have been superseded by the release of new rating tools. In this context, Legacy is defined as all rating tools released prior to the New Generation (Design & As Built, Interiors, Performance & Communities) and Future Focus (Buildings, Performance v2) rating tools.

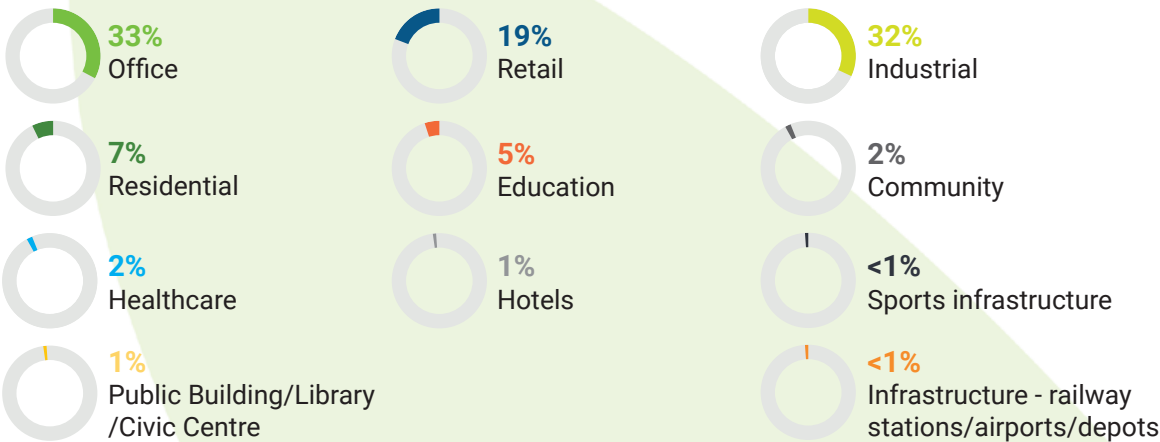
Green Star certifications awarded to more than 1,950 leading projects over the course of the year



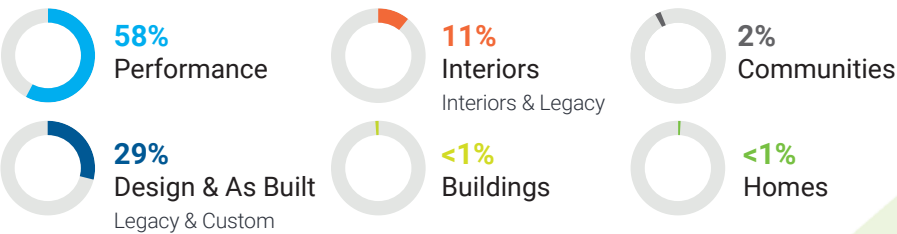
Distribution of certified ratings by state FY2024-25³



Certified ratings issued by primary space use (all time) to 30 June 2025



Certified ratings issued by rating tool (all time)



Note: Green Star Buildings v1 first certification achieved July 2023

Green Star Buildings

Green Star Buildings has been embraced by industry, with more than 715 projects now registered. This is twice the level of uptake in its first five years, compared to Design & As Built.

Building on the record number of registrations, this year we have seen a steady stream of certifications with 9 additional projects having achieved this milestone in the past year alone. Announced late last year, the third project to achieve a Green Star Buildings Certified rating is Stockland’s Melbourne Business Park Stage 1. Other notable certifications include Queensland’s Department of Employment, Small Business and Training’s Bohle TAFE Hydrogen & Renewable Energy and Advanced Manufacturing Training Facility in Townsville and NAB’s Toowoomba bank premises.

A further 13 projects have achieved a Designed Assessment and are on track for certification. Project highlights include Plenary Convention’s Nyaal Banyul Geelong Convention and Exhibition Centre, Landcom’s Bomaderry Build to Rent and Development Victoria’s Armstrong Creek Sports Centre.

Supporting the progression of projects to certification, our Green Star team has received a record number of Technical Questions. Over the last 12 months, almost 1,100 Technical Questions were submitted across the rating tools, a 32% increase on last financial year. Of these, half related to Green Star Buildings.

Green Star Buildings (to 30 June 2025)	Number
Registrations Received	715
Designed Assessment Achieved	13
Certified Rating	10

Apartments Pathway meeting market expectations

In February 2025 we launched the Apartments Pathway within Green Star Buildings. This is a voluntary pathway that independently verifies each apartment within a certified building, supporting buyers, renters and financiers to make informed choices. Research shows that 81% of buyers see sustainable property features as either ‘critical’ or ‘important’ in their decision making. This new pathway helps the market recognise apartments that meet their expectations.

Since the launch, two projects have registered to use the pathway, in addition to our four early access partners. In conjunction with the launch, we also unveiled our thought leadership paper *Rise and Thrive* developed in collaboration with Gateway Bank. The paper lays out the financial case for sustainable living in clear terms: a Green Star-rated apartment delivers an estimated \$110,000 in financial benefits over 30 years, through energy savings, green home loan repayment reductions and property appreciation.



> Apartments Pathway launch in Sydney. Photos by Carrick Visions
< Rise and Thrive Report



Green Star Buildings
(cont.)

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Our 5 Star Green Star rating is more than just a badge; it represents responsible and innovative commercial development which is core to Stockland values and progress on delivering our ESG strategy.

Anthony Osborne, Senior Development Manager, Stockland.

Melbourne Business Park – a modern logistics facility

Located in Truganina, Victoria, is the newly Green Star certified 90 Melbourne Drive at Melbourne Business Park (MBP) – a modern logistics facility contributing to Victoria’s economy.

Having received a 5 Star Green Star Buildings v1.0 rating, representing Australian excellence in sustainable design, the tenanted facility is Stockland’s first logistic project to receive such a rating under the new ratings standard.

Stockland, with builder partner Texco and consultants from Sustainable Development Consultants (SDC) and Cundall, initially pursued a 4 Star Green Star rating before pivoting, determined to make the project reach a 5 Star Green Star certification.

This certification with the Green Star Buildings tool builds on Stockland’s growing portfolio of Green Star rated projects, and its commitment to achieving 5 Star Green Star across its \$9.7 billion Logistics development pipeline.

The first completed building at Melbourne Business Park achieved an impressive 12% reduction in embodied carbon by using low-carbon alternative materials, such as thinner concrete slabs with supplementary cementitious materials. The team also successfully diverted more than 90% of construction waste from landfill.

Read the full case study on our [website](#).



“

90 Melbourne Drive has been designed and built with low carbon and low waste in mind, and then it does so much more. Operationally it’s a smart, all-electric, highly efficient building that will have a low impact on the environment and an ongoing positive impact for all who work there.

Davina Rooney, CEO, Green Building Council Australia

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Melbourne Business Park – Stage 1, Bunurong Country. Truganina, Victoria. Certified 5 Star Green Star Buildings v1.0. Stockland. Architect: Watson Young Architects. ESD: Cundall.

Green Star – Design & As Built

Demonstrating excellence

Registrations for Green Star – Design & As Built closed in December 2021, however the team continues to support projects certifying under the tool. This will continue as projects reach completion in what have been challenging market conditions. Over the past year, a further 135 Design & As Built or custom legacy tool projects were certified.

Project highlights certified this year come from a diverse range of sectors:

- #The Verge Stage 3 by RetireAustralia which joins Stage 1 & 2 certifications in this retirement living precinct
- #Three medical centres including Playford Medical Centre by NorthWest Healthcare in South Australia which achieved a 6 star Green Star – Design and As Built rating
- #Local Government community buildings including Northern Aquatic and Community Hub and the Brimbank Aquatic and Wellbeing Centre.

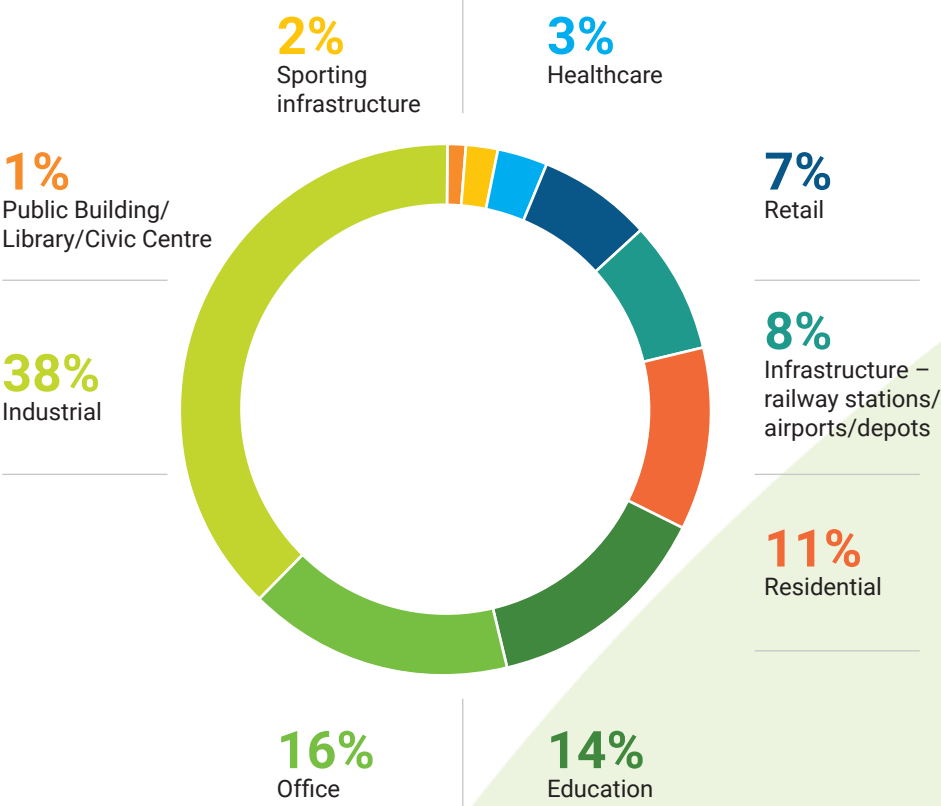
Adaptive reuse has emerged as a typology of note, demonstrating best practice in addressing embodied carbon. A notable project certified this year under Green Star – Design & As Built is the Bondi Pavilion in Sydney.

The sectoral breakdown shows that industrial remains dominant, with commercial offices now the second largest sector followed closely by education and residential.



>
Australian Embassy,
Washington, USA.
Certified 4 Star Green
Star – Design & As Built
v1.2. DFAT. Architect:
Bates Smart Architects.
ESD: Aurecon and Arup.
Photo by Joe Fletcher.

Design & As Built and custom certified projects for FY2024-25 – by sector



Green Star – Design
& As Built
(cont.)

Brimbank makes the case for all-electric aquatic centres

The Brimbank Aquatic and Wellness Centre (BAWC) made waves in Australia as the first 100% renewable energy powered, zero greenhouse gas emitting aquatic centre. With a 6 Star Green Star Design and As Built rating, BAWC represents a significant milestone in the advancement of sustainability in aquatic centres across the country.

Generally, aquatic centres consume more energy and emit more greenhouse gases than any other facility managed by Australian councils.

Water heaters, often powered by natural gas, run around the clock to maintain stable temperatures, while energy-intensive electric pumps keep water clean. Regulating air temperatures can also be challenging in damp, humid environments.

But the new \$60 million Brimbank Aquatic and Wellness Centre, located in the west Melbourne suburb of Keilor Downs, presents an alternative.

“Brimbank Council declared a Climate Emergency in 2019, and we have strong requirements for our facilities to meet highest possible sustainable design standards. Our Climate Emergency Plan outlined a commitment to ‘*assess the feasibility of electric alternatives to building new, or upgrading old, gas infrastructure in Council buildings*’. Council was determined to exceed this commitment by bringing this all-electric centre to fruition,” explained Drew Hildebrandt, Manager of Brimbank Leisure Centres.

BAWC’s operational performance shows a 76% energy use improvement compared to similar aquatic centres in Victoria. And due to its high-quality thermal building envelope and integrated system, the centre is estimated to function as 52% more efficient than a typical Victorian centre which has switched to heat-pumps alone.

Leaders forge an unfamiliar trail, but the team behind BAWC said the secret to success was collective commitment towards a common goal.

Read the full case study on our [website](#).



“Brimbank Aquatic and Wellness Centre is proof that climate emergency plans can be actioned. We’ve proven all-electric aquatic centres aren’t pie in the sky. They can be done. We are extremely proud of what we’ve achieved.”

%Drew Hildebrandt, Manager, Brimbank Leisure Centres

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Brimbank Aquatic and Wellbeing Centre, Wurundjeri and Bunurong Country. Keilor Downs, Victoria. Certified 5 Star Green Star – Design & As Built v1.2. Brimbank City Council. Architect: Williams Ross Architects. ESD: LCI Consultants. Photo by Dianna Snape

Green Star – Interiors

Great fitouts enhance productivity, boost employee wellbeing and improve overall operational efficiency. Unlike other tools, certification under Green Star – Interiors is often driven internally within organisations.

This year, 29 projects were certified, including 2 under our volume certification program. Highlights included three regional government projects – Hervey Bay TAFE Nursing and Allied Health, TAFE Cairns Cyber Security (Department of Employment Small Business and Training QLD), and The Reef Authority fitout in Townsville, which achieved a 6 Star Green Star rating.

Certification also continues in the commercial sector with 6 Star Green Star ratings awarded to Westpac Parramatta Square, Allianz Melbourne, Arcadis Fitout Melbourne, Space & Co - 111 Eagle Street, Brisbane, Aware Super Melbourne Office, Aurecon Melbourne Workplace and two GPT fitouts in Victoria and Queensland.

Future Focus

Green Star Fitouts, the final Future Focus tool, has been substantially developed following consultations in late 2024 and early 2025. The team has consolidated feedback in preparation for release to industry. Responding to a key challenge in the fitout sector, the tool is designed to support the shift from a linear to a circular model. The new rating tool:

1. Delivers a new definition of sustainable fitouts
2. Drives supply chain transformation, fostering a circular economy
3. Supports the design of spaces that enhance occupant wellbeing
4. Exceeds Paris climate agreement carbon targets
5. Works for multiple fitout typologies, scales and scopes.

Early Access Program participants are testing requirements, with Submission Guidelines and supporting resources in final development. This work is being done in partnership with the NZGBC – the first time a rating tool has been delivered across multiple markets.

>

The Reef Authority –
Townsville, Wulgurukaba
Country. Townsville,
Queensland. Certified
6 Star Green Star –
Interiors v1.3. Great
Barrier Reef Marine Park
Authority. Architect:
IA Group Pty Ltd. ESD:
ACOR Consultants
Pty Ltd. Photo: ©
Commonwealth of
Australia (Reef Authority)



Green Star
– Interiors
(cont.)

Endeavour Energy at home in Parramatta Square

Nestled in Parramatta Square, Endeavour Energy’s newly certified 6 Star Green Star rated fitout is like a Russian doll of sustainability – a 6 Star Green Star rated office located within a 6 Star Green Star rated building, 8 Parramatta Square, itself part of a Green Star rated community.

As one of the flourishing central business districts in Greater Western Sydney, Parramatta Square proved to be the ideal location for Endeavour Energy’s new office – a project constructed by Australian-owned contractor, Built.

For Endeavour Energy’s Chief Data, People and Sustainability Officer, Melissa Irwin, the project aligned with Endeavour Energy’s broader goals and commitment to innovation.

“Achieving a 6 Star Green Star rating for Endeavour Energy’s Parramatta office fit out reflects our commitment to sustainability leadership and innovation, aligns with our broader sustainability strategy, supports our goal of reaching Net Zero by 2040 and achieving Zero Operational Waste to Landfill by 2030.

Standout sustainable features

Energy efficiency and lighting: Highly energy-efficient lighting systems, including circadian lighting in the 24/7 operations room. This innovative system mimics natural daylight cycles, enhancing employee health, boosts productivity and helps deliver energy savings.

Sustainable materials: The fitout incorporates low-impact, sustainable materials including reused and recycled components. Repurposed power poles from the 1970s and 1980s have been transformed into functional elements as supports for the reception desk and boardroom table. Approximately 60% of the materials used within the fitout meet Green Star’s Product Transparency and Sustainability Requirements.

Waste reduction: Over 97% of construction and demolition waste was recycled. Where possible, materials were reused such as by preserving existing base-building ceiling tiles, carpet tiles, and exposed concrete flooring, further minimising waste.

Cultural and community connection: Indigenous motifs and locally significant design elements have been integrated throughout the fitout, fostering a connection to Country.

Read the full case study on our [website](#).

“By designing a workspace that prioritises energy efficiency, resource conservation, and employee wellbeing, we’re not only minimising our carbon footprint but also setting a benchmark for what’s possible as we drive the transition to a clean-energy future.

%Melissa Irwin, Chief Data, People and Sustainability Officer, Endeavour Energy



“By prioritising biophilic design and celebrating local culture, we’ve created a workplace that transcends the typical office environments to strengthen the connection between nature, community, and the people who use the space to foster a workplace with a genuine sense of purpose, wellbeing and belonging.

Melissa Irwin, Chief Data, People and Sustainability Officer, Endeavour Energy

Green Star – Communities

Green Star Communities v2 is live

With over 28.3 million people expected to call Australia home by 2027 and a target of 1.2 million new dwellings by 2029, sustainable and liveable communities are essential. Green Star – Communities has been driving better outcomes since 2012.

With the launch of Green Star Communities v2, we have set a new benchmark and recalibrated what best practice looks like. In December 2024, we issued the technical release of the latest version of Green Star Communities as a part of our Future Focus program. This update to the tool establishes a new benchmark for masterplanned precincts and communities, offering a robust and transparent pathway to deliver on environmental, social, and economic outcomes. The rating tool provides a new definition of a sustainable precinct and sets a pathway for low carbon, nature-focused outcomes.

Green Star Communities v2 was officially launched in March and registrations opened in July. Interest in the new tool has been strong with almost 90 industry members joining us for the launch.

This was one of our biggest certification years for Communities, with a further 15 projects certified (8 new communities and 7 recertifications) taking the total number of certifications to 112 across 85 communities. Housing diversity is a key feature of this year’s precincts with 3 multi generation housing and over 50s communities certified. One of the key features of Keyton’s GTV9 Richmond is the diversity of housing choices including Retirement Living, Aged Care, Residential Townhouses and Affordable Housing.

Significant urban renewal projects have also been both certified and re-certified this year. A notable project is Northshore Hamilton by EDQ which is a riverside urban renewal project sitting within the Northshore Hamilton Priority Development Area in Brisbane’s north. This will provide a vibrant mixed-use precinct covering an area of ~47ha.

Other project highlights include:

- #Stockland’s Providence, South Ripley in Queensland which will deliver a community of 8,000 lots
- #Curtin University’s recertification of their main campus, a 25 year+, 4-stage development that features the urban redevelopment of the University campus showing how the Communities rating tool can guide the sustainable development capital works programs over the longer term.
- #Riverlee’s New Epping, a regeneration precinct over 51 hectares in Victoria which will deliver a new mixed use precinct which includes the rehabilitation of a creek and wetlands
- #Lot Fourteen recertification by Renewal SA, the innovation precinct in the former Royal Adelaide Hospital site.



> Curtin University Communities Recertification, Whadjuk Nyoongar Country, Perth Western Australia. Re-certified 6 Star Green Star – Communities PILOT v0.1. ESD: Cundall.

Financial year (ending June)	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
ACT			1					1*			1	3
NSW		4	2		3	2	1*	2+1*	4	3	2*	24
QLD	3		4	5		1*	3+1*	1+1*	2*	1+1*	3	26
SA	1		1			1+1*			1*		1*	6
VIC		2	5	5		1	1+1*	1+2*	2+2*	1+3*	4+1*	31
WA	2		2	1	1	3+2*		1	1	1	3*	17
INT					1	3				1		5
Total	6	6	15	11	5	14	7	10	12	11	15	112

* Denotes recertifications

Green Star –
Communities
(cont.)

Gold Creek Homestead Extension at The Grove,
Ngunnawal new place, long past

Adaptive reuse meets high-performance homes at Keyton’s Gold Creek Extension at The Grove Ngunnawal retirement village. The extension brings together the historic homestead with independent retirement living and aged care to show how heritage, comfort and affordability can be woven together with sustainability.

The homes average 7.5 Star NatHERS (above the 7-Star minimum) and every dwelling includes 4.4 kW of rooftop solar, with a 99 kW array on the aged care building.

A Passive House pilot independent living unit will measure what it takes to deliver ultra-efficient, healthier homes at scale.

Light-coloured surfaces and extensive landscaping reduce heat, while 2kL rainwater tanks and a high-pollutant-removal stormwater system help manage water demand and maintain water quality under future climate conditions.

A key strategic pillar for Keyton is resident wellbeing and this pilot will deliver a healthier, comfortable home with financial benefits of lower maintenance and running costs. The village community provides strong social connections with communal amenities, resident groups, a huge veggie garden and walkable access to shops, services and public transport.

High construction-waste recycling and the careful adaptive reuse of the homestead cut materials impacts and keep the site’s story alive.

Sustainable features

- #High-performance envelope and services: 7.5 Star NatHERS average
- #On-site renewables: 4.4 kW PV per home; 99 kW for aged care
- #Passive House pilot in one independent living unit (ILU) for evidence-based learning
- #Urban heat-island mitigation, water-wise design and resilient landscapes
- #Heritage adaptive reuse to save materials and celebrate place

Read the full case study on our [website](#).



“

Being clear from the outset that we were aiming for a Green Star Communities rating made decisions easier and helped avoid redesign later.

Jason Fitzgerald, Head of Development at Keyton



Gold Creek Homestead Precinct by Keyton, Ngunnawal Country. Ngunnawal, ACT. Certified 5 Star Green Star – Communities v1.1. Architect: Demaine Partnerships.

Green Star – Performance

From heritage buildings to stadiums and commercial offices, Green Star – Performance helps owners assess their assets, boost operational efficiency and build upon their previous successes and pursue higher ratings over time. In July 2024, we launched Green Star Performance v2 to meet the changing expectations of investors and tenants in a changing world. It is aligned with leading international finance frameworks including CBI, GRESB, TCFD, as well as 14 of the 17 UN SDGs.

Green Star – Performance continues to be the fastest growing rating tool with over 1,750 certifications issued across both v1.2 and v2 in the 2025 financial year. An increase in demand for operational performance ratings and the shift to an annual certification has driven this trend. From this year, we have begun reporting the total number of buildings certified as well as the number of certifications acknowledging this year on year rise. Portfolios continue to dominate registrations with 53 portfolios across both version of Green Star Performance registering this year.

Uptake of the tool remains strong in the commercial, industrial and retail sectors. Other sectors that have recognised the value of Green Star Performance include residential developments, particularly student housing and retirement living, as well as healthcare facilities.

A standout portfolio this year was the ESR industrial portfolio. This was a first time ESR registered their portfolio which consisted of 113 assets across the country. Notable, ESR rated under Green Star Performance v2 and achieved an average 3 Star Green Star Performance rating.

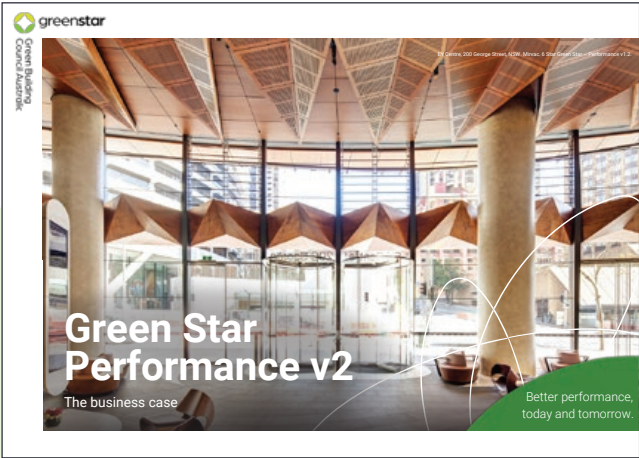
Throughout the year the Market Engagement team continued to work closely with industry to support portfolio managers in their transition to Performance version 2. Registrations for new projects under Performance v2 started from 1 January 2025 onwards. Existing projects have until 31 December 2025 after which time all projects will be required to submit and certify under v2.

QIC Performance Portfolio

At the intersection of the finance sector and Green Star Performance lies QIC Real Estate who successfully converted \$3.75bn of bank loans into Sustainability Linked Loans for their two largest real estate funds. The loan represents one of the first deals to use Green Star Performance v2, chosen due to the breadth of sustainability themes covered. This builds on the momentum generated by the Sustainable Finance Guide published in November 2023.

Green Star Performance v2: The Business Case was launched in July 2024.

We heard that you wanted us to help you explain the benefits of Green Star, so in July 2024 we launched *Green Star Performance v2: The business case*. This highlights the key drivers that continue to contribute to the incredible uptake of Green Star Performance by industry. Some of the trends include tenant driven demand for sustainable real estate, tightening Australian regulations, investor priorities to respond to market needs and to future proof their assets. Green Star Performance offers a holistic rating system that meets the expectations of stakeholders, with building owners required to verify building performance.

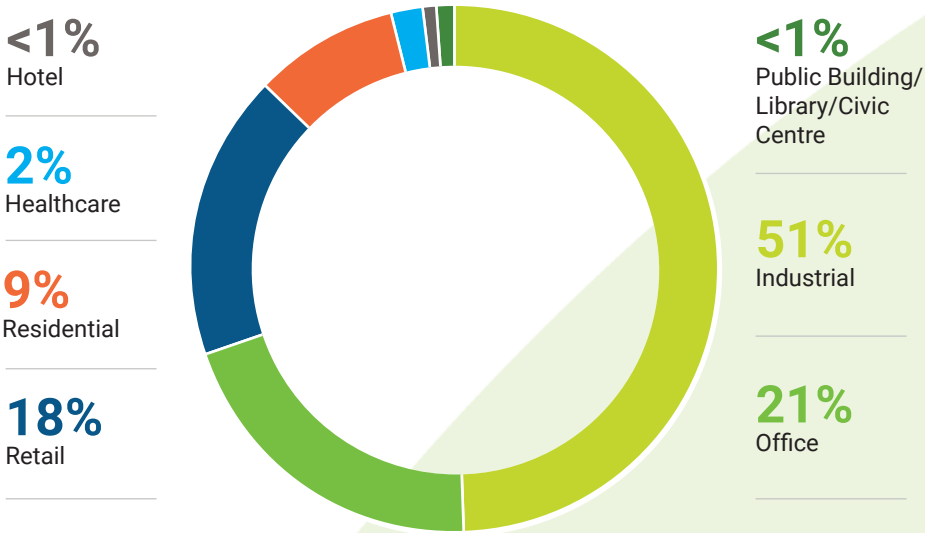


“

Green Star Performance is an invaluable rating tool we use to optimise how we manage our buildings. We have recently recertified, improving our rating from 4 to 6 Star, and continue to see the benefits from reduced operating costs to higher tenant demand on our spaces.

Marc Gillespie, Head of Sustainability and ESG, Cbus Property

Performance certifications for FY2024-25 by sector



Green Star – Performance (cont.)

ESR Australia & NZ – creating efficient industrial assets with Green Star Performance v2

ESR Australia & NZ, a leading logistics real estate platform, has walked the talk when it comes to driving long-term value through innovation and sustainability. With a growing portfolio of Green Star Performance v2 industrial assets, ESR has taken significant steps on the journey to high performing Green Star assets.

This effort formed part of a Green Star Performance v2 volume submission covering 167 industrial assets with performance ratings ranging from 2 Star Green Star to 3 Star Green Star projects across Australia. Through a focus on climate resilience, decarbonisation, waste management, renewable energy and reconciliation, ESR has set a new standard for sustainable industrial asset management at scale.

The key features:

- Climate resilience: ESR assessed and planned proactively to reduce physical climate risk and improve resilience of their assets.
- Waste management: Sharing ESR’s practical Improving Waste Performance guide with customers (tenants).
- Decarbonisation: ESR implemented emission reducing initiatives across their portfolio and transitioned to 100% GreenPower for all ESR controlled electricity.
- Solar: ESR engages with customers to explore opportunities for solar arrays on their properties. Where possible, rooftop solar is deployed across the portfolio to deliver renewable, lower-cost electricity to customers.
- Reconciliation: Continued implementation of ESR’s Reconciliation Action Plan (RAP) program, supporting greater cultural awareness and inclusion across the business.

Innovation and achievements at scale

At the time of registration, ESR pushed to adopt Performance v2 instead of the old tool (Performance v1.1) - and it paid off. ESR was the first industrial portfolio with over 100 assets certified under Green Star Performance v2.

Performance rated assets can improve with each recertification, and with a strong first-year outcome of 3 Star Green Star ratings across the portfolio, ESR solidified themselves as ones to watch.

Read the full case study on our [website](#).

“

Working with ESR on this portfolio strengthened partnership with the Industrial & Logistics Sustainability Collaboration, enabling a greater understanding of the industrial and logistics sector and its unique challenges. ESR’s efforts show the adaptability of the Green Star Performance tool in industrial contexts.

Anna Davis, Senior Manager - Green Star Technical Delivery, Green Building Council Australia



> Gilmore Industrial Estate, part of ESR Australian & NZ Green Star Performance V2 Portfolio. Land of the Yuggera, Turrbal, Yugarabul, Jagera and Yugambeh people. Berrinba, Queensland.

Green Star Homes

Housing has been a focal point of the national conversation this year. And energy efficient homes are a top priority for buyers across the country as we found in our *Rise and Thrive* report unveiled in partnership with Gateway Bank. This is backed by research from Domain whose headline “Green homes go mainstream” was one we were thrilled to read. While our national target may be 1.2 million new dwellings by 2029 we can’t lose sight of the liveability of what we build. We need our homes to be comfortable, efficient and healthy.

Ingenia Communities is not only redefining sustainable living for seniors but also driving industry transformation by using Green Star Homes. This year, Ingenia achieved Green Star Homes Designed assessment for all designs across the 262-home community in Beveridge, in Victoria. Construction is underway and our team continues to work with Ingenia as they progress to certification post construction.

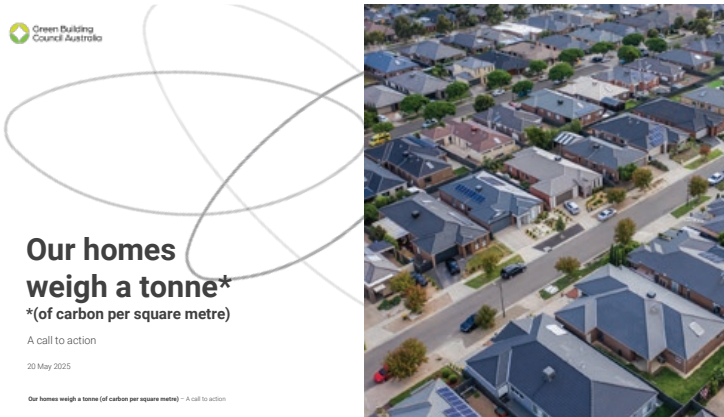
“ This initiative not only delivers sustainable, cost-effective housing for senior Australians but also builds capacity across the construction sector. By working closely with GBCA and our partners, we’re setting a benchmark that will help drive the adoption of sustainable design and construction methodologies across Australia.

%John Carfi, CEO Ingenia Communities

Another project home driving market transformation is the Panorama Net Zero Demonstration Home which also achieved a Green Star Homes Designed assessment. The home being delivered by McDonald Jones Homes in partnership with Landcom, is showing what is possible for affordable, sustainable development at scale. The fully electric home will feature solar panels, a 10kW battery, EV charger, energy-efficient appliances, and recycled and low-carbon materials throughout.

“ The biggest problem we have is not that the technology doesn’t exist. It’s that the supply chain isn’t robust. By showing what’s possible – and scalable – Landcom aims to move sustainable homes from niche to norm.

%Alexander Wendler, CEO, Landcom



Our Homes Weigh a Tonne

Operational carbon has been the focus of policy and industry action for many years. Our new call to action Our Homes Weigh a Tonne reveals that before move in day, the materials and construction of a typical Australian single detached house have already locked in more carbon than the home will emit through daily operation. Ignoring upfront carbon risks Australia’s net zero target by 2050.

How can industry build better homes now?

- # Build smaller homes
- # Simplify home design
- # Build more innovatively

What can you expect from Green Star?

The next version of Green Star Homes, expected in 2026, will include a requirement for all homes to reduce their upfront carbon. This will be calculated either on a per m² basis, or as a reduction of total carbon budget for the home.

Green Star Communities v2 includes upfront carbon emission reduction targets for homes. We consider a reduction on each home (or through a precinct scale carbon budget) so that in total, all developments have an average upfront carbon of less than 185 tonnes per home.

“ Reducing embodied carbon in new housing is one of the next frontiers for decarbonisation. With the right investment in innovation, we can scale up low-carbon construction and create new opportunities for Australian manufacturers and clean technology providers.

Michael Di Russo, Head of Property, CEFC

Responsible
Products Program
grows impact

With our built environment contributing to around 50% of resources used worldwide, there has never been a more important time to focus on products. In response to the strong uptake of Green Star Buildings v1, new Responsible Products Credits in Green Star Communities v2, and the planned focus on materials and circularity within the Green Star Fitouts (formerly Interiors) tool, the Responsible Products Program continues to gain momentum.

The program has now recognised more than 180 certification standards allowing project teams to specify and use products that have a lower environmental impact, are transparent, respect human rights and reduce carbon content.

Responsible Products Guidelines

The Responsible Products Guidelines – Version A was launched in November 2024 and provides the criteria by which GBCA recognise product certification initiatives to date. Since its release, GBCA have recognised the need to respond to drivers and priorities that have emerged since 2020. The process to update the guidelines has begun and is under development in conjunction with our Responsible Products Advisory Group. A consultation paper was released in October 2025 and we will seek feedback from industry across five focus areas: Responsible, Healthy, Responsible, Circular and Nature.

Ongoing support to initiatives, manufacturers and project teams

To provide greater information on the Responsible Products program, we continue to provide updates across our platforms and consultations with specific information for manufacturers and suppliers. The team continue to support member organisations including manufacturers, suppliers, certification schemes and project teams with navigating the requirements for recognition under the Responsible Products Guidelines. We have published Marketing Guidelines for Responsible Products to assist industry with marketing products recognised by the program and enable them to share how their products can assist with Green Star ratings.

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T3 Collingwood by Hines, Wurundjeri and Bunurong Country, Melbourne, Victoria. Certified 6 Star Green Star – Design & As Built v1.3. Architect: Jackson Clements Burrows Architects. ESD: AECOM Australia. Photo: Courtesy of AIA



Green Star abroad

While Green Star is proudly Australian, we work with other Green Building Councils to license and adapt it for use in their countries, tailoring it to local settings. We are proud to partner with them in our shared mission to improve the built environment globally. Here is what they have to say.



This past year we finished work on adapting Green Star Buildings for the New Zealand market. This has included updating our calculators and guides along with other administrative documents necessary for projects pursuing Green Star Buildings. We do appreciate GBCA sharing with us their guidance documents related to submitting documentation for assessment along with other helpful templates and guidance. It really helps us out a lot.

We are working with the GBCA team to ensure the Green Star Fitout tool is fit for purpose in Australia as well as New Zealand. We appreciate the opportunity to work in this exciting space. Our interaction with the GBCA team has been helpful.

We are continually working with GBCA's technical and marketing team to identify opportunities to adapt the marketing and training documents and modify them for the New Zealand market. This includes updating our GSAP training to incorporate Green Star Buildings. This was made much easier since the education team at GBCA shared with us their slides from their course. We appreciate the assistance so far and look forward to continued interaction going forward.

Over the last fiscal year, a total of 72 new buildings were certified to some iteration of a Green Star tool. Four projects attained an initial Green Star Performance certification, two using portfolio certification, representing 8 buildings. A total of 88 buildings were certified to Green Star by NZGBC in the past fiscal year.

As of 16 July 2025, there are.

#A total of 155 projects registered to the Design and As Built NZ v1.0 tool (40 Design certified and 57 Built certified).

#86 projects registered to the Design and As Built NZ v1.1 tool (3 Design certified, and 2 Built certified).

#8 registered to the Interiors NZ v1.0 tool (5 Built certified).

#8 registered to the Interiors NZ v1.1 tool (1 Design certified, 2 Built Certified)

#2 registered to Green Star Buildings

#73 buildings are currently registered or certified under Green Star Performance.

Project highlights include:

- #The first hotel in Aotearoa New Zealand to rate with Green Star Performance. It achieved a 4-star rating.
- #Our largest portfolio to date has grown to 20 buildings. Drivers for this rating include climate reporting, sustainable finance, and GRESB.
- #Industrial portfolios are continuing to grow with 7 warehouse buildings using our new warehouse energy and water benchmarks.

Last financial year, there were 7 new Green Star Performance registrations representing 24 buildings entering scheme. Some portfolios have moved from rating energy and water credits only to a full credit certification. The portfolio calculators which we worked with GBCA on for pathways 15A, 19A, 15B, and 19B have proven popular as they are more streamlined than the individual calculator approach.

The launch of the Green Star Buildings tool prompted a complete overhaul of our Green Star Fundamentals course during the last financial year. Rather than simply adding a new module, we made substantial updates across all course content to better reflect and embed the new tool. This also introduced a refreshed approach to learning design, with more interactive content aligned with our broader education offerings.

>

From left to right:
228 Queen Street
Redevelopment, Auckland.
5 Star Green Star Design
and As Built NZ (v1.0) Built
rating. Building Owner –
Morton Partners Limited

Cloudy Bay – Founders
Cellar, Blenheim. 5 Star
Green Star Design and As
Built NZ (v1.0) Built rating.
Building Owner – Cloudy
Bay Vineyards

1 Queen Street, Auckland.
6 Star Green Star Design
and As Built NZ Pilot
rating. Building Owner
– Precinct Properties
New Zealand Limited



Green Star abroad (cont).



Since the inception of Green Star in South Africa in 2008, the Green Building Council South Africa has certified a total of 1 150 Green Star projects throughout the African continent.

Of the 1150 certifications awarded, 355 are Green Star New Build and 735 are Green Star – Existing Building Performance ratings. A further 5 Sustainable Precinct ratings and 55 Interiors Ratings have been issued by GBCSA. In the FY2024-25 year, the GBCSA awarded 165 certifications across the various Green Star rating tools. These ratings cover South Africa as well as several other African countries.

Notable highlights from the past year (July – June)

Green Star continues to be the dominant green building certification tool in South Africa and continues to enjoy steady growth. Green Star registrations and certifications reached unprecedented levels, reinforcing the momentum of the green building movement and demand for green building certification. (this is an adaptation from the integrated report)

Several 6 Star Green Star certifications, spanning a range of typologies, including office, residential lifestyle centre, corporate interiors and shopping mall. These 6 Star Green Star certifications included mostly New Build but also Existing Building Performance.

GBCSA proudly launched **Green Star SA New Build V2** pilot this past year. A truly global Southern African green building certification tool, Green Star SA New Build V2 aligns updates GBCA has made for the Australian market, providing an ambitious and market-transforming definition that is aligned with internationally recognised best practice.

GBCSA believes that Green Star SA V2 raises the bar for redefining what it means to be a green building for the South African property market.

Two of our feature projects, **CS West Office Building** and **AWS Central Office Building** are part of the **Riverlands Precinct** which has recently achieved 5 Star Green Star Sustainable Precincts rating. Learn more [here](#).



>
From top to bottom;
Liberty Promenade Mall,
Mitchell's Pain, Cape Town,
6 Star Green Star – Existing
Building Performance.
AWS West Office Building,
River Club Precinct, Cape
Town, 6 Star Green Star –
Office V1.1. AWS Central
Office Building, River Club
Precinct, Cape Town, 6 Star
Green Star – Office V1.1.

Projects in focus

Embassy of Australia, Washington

Located in Washington D.C., the Embassy of Australia, is a symbol of best practice sustainable design, achieving not only a 4 Star Green Star rating, becoming the first embassy overseas to do so, but also the 2024 Jorn Utzon Award for International Architecture.

From its environmentally sensitive architecture to its warm interior aesthetics, the embassy is built in the spirit of Australia. The design promotes an enduring vision of a contemporary and innovative Australia, with materiality and light playing key roles in expressing the unique relationship with the Australian landscape. It embodies the welcoming Australian spirit with a sense of openness and warmth. The embassy's environmentally sensitive design exhibits a striking tectonic quality where large shadow line joints define a series of aggregated forms, combining to create a dialogue between positive and negative space.

Led by Melbourne-based architects, Bates Smart, the design references the distinctive Australian landscape: boundless, rich, earthy tones, endless natural light, and expansive internal scale.

According to the project's sustainability consultant, Aurecon, the project's key sustainability objectives included energy efficiency, water conservation, wildlife habitat support, and aiding occupant health and well-being. This meant that it had to be all-electric.

A third of the site is home to a range of plant life, including 10,000 square feet of green space on the building's roof. This considered space has become a place of respite for birds and is even home to an apiary of around 240,000 bees. The Australian Embassy provides a diverse ecosystem for insects and small animals while a tank retains the first 1.2 inches of rainfall on the site with 75% of its stormwater saved for reuse.

This project also championed the previous building that stood in its location, reusing the existing basement perimeter structure in the design of the Green Star rated embassy. This addressed the site's outer edge constraints by adjacent roads and buildings, but importantly, it addressed waste by reducing the volume of new materials used on the project. The new build, while occupying the same footprint of its predecessor, is far more open and reflective of the Australian culture we know and love.

Read the full case study on our [website](#).



“

The new design embodies the spirit of Australia through direct references to its distinctive landscape, with bright and clear natural light and open skies, warm materiality, and vast scale – creating a symbol of Australia that is both welcoming and enduring.

Steve Jones, Studio Director, Bates Smart

^

Australian Embassy,
Washington, USA.
Certified 4 Star Green
Star – Design & As Built
v1.2. DFAT. Architect:
Bates Smart Architects.
ESD: Aurecon and Arup.
Photo by Joe Fletcher.

Centina Guild Terrace – Stage 3 Townhouses

The neighbourhood of Bowden in South Australia has already made waves in the world of urban renewal, becoming a model for inner city living that blends history, culture and sustainability. One of their latest residential projects is Centina Guild Terrace – Stage 3, a development of 41 architecturally designed 5 Star Green Star rated townhouses within the 6 Star Green Star community of Bowden in South Australia.

Centina partnered with Renewal SA to deliver the contemporary townhouses, an opportunity they saw as a chance to contribute to a forward-thinking, sustainable community.

Centina Guild Terrace – Stage 3 feature several standout sustainable elements that contributed to their 5 Star Green Star certification.

Energy efficiency was a key consideration in the design, from the orientation of the rooms to the use of natural ventilation, high-quality windows and sunshades. High SRI (Solar Reflectance Index) roofing helps reduce heat absorption and lower urban heat island effects.

To support local biodiversity, the team focused on selecting and planting endemic flora, to create food sources and habitat for local fauna – encouraging ecological balance within the urban setting. Each townhouse overlooks a landscape reserve, ensuring residents have direct access to green spaces that reflect and support Bowden’s natural ecosystem. This integration of nature is not just for enhancing biodiversity but also to support the wellbeing of the local community.

There is often a narrative that it is too expensive to design and build efficient, resilient and sustainable homes, but for the team behind this project, this was met head on by focusing on the design phase.

Read the full case study on our [website](#).



“Partnering with Renewal SA, we saw the potential to deliver energy-efficient, well-designed homes that reflect both the area’s heritage and its future. Green Star pushed us to innovate and elevate every aspect of the design and construction. It was a responsibility we welcomed, knowing the outcome would set a benchmark for quality and sustainability.”

Bayswater Train Station Project – Whadjuk Noongar Country

Bayswater Train Station project on Whadjuk Noongar land in Perth, Western Australia, is a 6 Star Green Star rated project and a key component of METRONET, Western Australia’s program to regenerate and upgrade Perth’s train network.

The Noongar name for Bayswater is Biraliny, a location that is now a key connection point for passengers across Perth. This regenerative urban transport upgrade is an example of designing infrastructure for a changing climate. The elevated rail bridge and redesign of the layout of Bayswater station improved pedestrian and cycling access, encouraging further public transport use and simplifying the traffic flow – while also creating more usable public spaces.

Initially, the team intended to target a 4 Star Green Star rating under the Railway Stations v1.1 tool, but through collaboration among many stakeholders, including the Office of Major Infrastructure Delivery, the Public Transport Authority, Evolve Bayswater Alliance and the design teams from Cundall and Hassell, Bayswater Train Station achieved a 6 Star Green Star rating – representing World Leadership in sustainable design.

Oliver Grimaldi, Director of Sustainability at Cundall, said the project stands as a best-in-class example of sustainable train station design.

The main focuses for Bayswater Train Station’s Green Star strategy were Management, Energy and Emissions, and Transport credits. The focus on energy was not just limited to the operational phase, but also during construction as multiple site offices switched to renewable electricity connection during the construction period.

The station is part of a larger network of Perth railway stations that have achieved a Green Star rating, echoing World Leadership in sustainable design, with six more currently either registered for certification or already certified.

Read the full case study on our [website](#).



^
Bayswater Train Station Project, Whadjuk Noongar Country. Perth, Western Australia. Certified 6 Star Green Star Railway Stations v1.1. Public Transport Authority of WA. Architect: HASSELL. ESD: Cundall.

“

Every decision behind the station’s design has been driven by sustainability, from integrating local bus and cycling infrastructure to reduce reliance on car ownership, to selecting resilient vegetation that require minimal irrigation. This project is a best-in-class example of how to design a sustainable train station and support a low carbon lifestyle.

Oliver Grimaldi, Director of Sustainability, Cundall

Clyde Recreation Reserve, AFL, Cricket and Netball Pavillion

The new AFL, cricket and netball pavilion at Clyde Recreation Reserve has achieved a 4 Star Green Star rating, reflecting City of Casey’s commitment to healthier, lower-impact community infrastructure. The all-electric facility pairs efficient services with practical operations: daylight and motion-sensing lighting, separate metering across services, a rooftop solar system exporting to the grid, and heat-pump hot water. Rainwater is reused for toilet flushing, supported by water metering and leak detection to minimise wastage. Reverse-cycle systems with heat recovery improve thermal performance, while EV chargers enable low-emission travel. Native landscaping and public art connect the precinct to its setting and nearby community and educational facilities.

Sustainability features:

- # 100% electric infrastructure including roof solar system
- # Energy efficient heat-pump hot water system
- # Collection of rainwater for non-potable water use
- # EV charging stations in the car park
- # Revegetation with native plants

The project was recognised with the 2024 AFL Victoria Best Community Facilities Project Award and offers a practical template other councils can follow.

Read the full case study on our [website](#).



“Achieving Green Star Certification is a significant milestone in building design and construction, and the City of Casey are proud to contribute to a more sustainable future.

%Michael Barrett, Manager City Design and Construction, City of Casey

^
City of Casey Clyde Recreation Reserve, AFL, Cricket and Netball Pavillion, Bunurong/Boonwurrung Country. Clyde, Victoria. Certified 4 Star Green Star – Design & As Built v1.3. Architect: Programmed Facility Management. ESD: Sustainable Development Consultants. Photo by City of Casey.

Bringing Green Star to industry

Green Star Champions

The Green Star Champions of 2025 represents a selected group of industry leaders who have shown dedication to creating a more sustainable built environment. Now in its fifth year, the Green Star Champion award celebrates the efforts of engineers, planners, architects, professionals, consultants, and leading advocates who have made an ongoing commitment to shape a more resilient, healthy and efficient built environment with Green Star certifications.

Our Green Star Champions for 2025

- **Nicole Sullivan**, Impact Director thinkstep Pty Ltd, NSW
- **Simon Carter**, Head of ESG, ESR Australia, NSW
- **Angeliki Dimitrou**, Sustainability Manager – Residential Investa Management Pty Ltd, NSW
- **Cathy Inglis**, CEO, Think Brick Australia, NSW
- **Craig Roussac**, CEO, Buildings Alive, NSW
- **Aidan Mullan**, Sustainability and Lean Manager, Interface, NSW
- **Ben Nickell**, Sustainability Manager, Development, Mirvac Projects Pty Ltd, NSW
- **Rebecca Dracup**, Sustainability Engineer, Stantec, NSW
- **Simon Ng**, Associate Director, Sustainability, Colliers, NSW
- **Su-Fern Tan**, Head of ESG, CBRE Pty Ltd, NSW
- **Alan Fok**, ESG Manager, Industrial & Logistic, Charter Hall, NSW
- **Dr Nathan Rosaguti**, Manager, Sustainability Integration, The GPT Group, NSW
- **Evan Smith**, National Sustainability Manager, Holcim Australia, QLD
- **Abigail Heywood**, Senior Environmental Sustainability Manager, Lendlease, QLD
- **Ken Long**, Regional Sustainability Manger – VIC & SA, Lendlease, SA
- **Dave Moolman**, Regional Vice President, Shaw Contract, VIC
- **Rebecca Breuer**, Sustainability Manager, CYP Design & Construction, VIC
- **Sarah Slattery**, Chief Executive Office, Slattery Australia, VIC
- **Simon Liley**, Principal Sustainability Consultant, Cundall, VIC
- **Kylie Kinstan**, Principal Sustainability Consultant, Cundall, WA
- **Mark Taylor**, Sustainability Manager, Hesperia Property, WA



“

What is exciting is the potential that the built environment holds to drive positive change both environmentally and socially. Every individual stands to benefit from the adoption of sustainability in our buildings.

Su-Fern Tan, Head of ESG, CBRE Pacific

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Some of the 2025 NSW Green Star Champions pictured at the Sydney Green Building Day (with Davina Rooney, GBCA).


Satisfaction with Green Star




Quality
ISO 9001
intertek
SAI GLOBAL

Quality is at heart of everything we do at GBCA. We operate a quality management system which continues to be ISO 9001:2015 certified for the development, upkeep and delivery of Green Star certification. We do this to ensure we maintain a high standard of customer support, and address customer needs in a timely and consistent manner.


Fast facts




1,951 Green Star certifications
FY2024-25 issued



38 Climate Active certifications
FY2024-25 issued



1,099 Technical Questions
answered FY2024-25

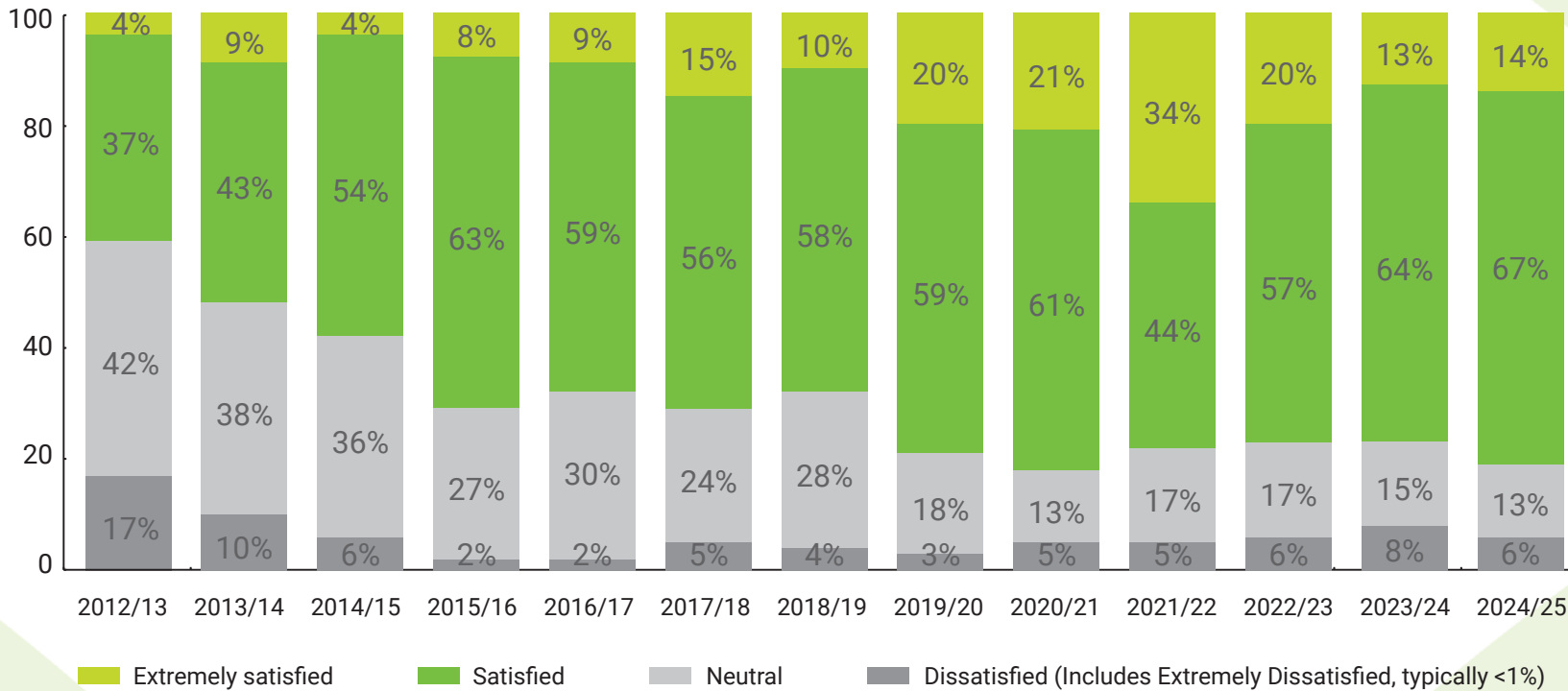


93 FAQs published FY2024-25

Our rating tools continue to evolve based on your feedback and input. This year we held consultations on Green Star Fitouts and Green Star Buildings v1.1. We also continue to develop guides and information to make implementation of our rating tools clearer and smoother. Every year we run a survey to measure satisfaction with Green Star and to identify any areas for improvement. This year’s results show that overall satisfaction with Green Star has

stayed consistently high and communication with GBCA staff continues to have the highest satisfaction levels of all areas measured. There were year on year increases in satisfaction in almost every area including in satisfaction with our timeliness, the fairness of assessment results and the Green Star online submission portal. We value the feedback received and will continue to work to improve the experience for our users.

Overall satisfaction with Green Star



Satisfaction with Green Star (cont).

What we've delivered

Over the past year we continued to improve on technical clarity, submission experience and driving market transformation. We delivered on the following initiatives:

Technical clarity	Submission experience
<div>  Published a record number of FAQs in a single financial year. </div>	<div>  Green Star Certification Essential Information guide to help GSAPs with the resources available at every step of the certification process. </div>
<div>  New guidance materials to help navigate the process and access essential resources. </div>	<div>  A direct API (Application Programming Interface) between NABERS and Green Star Performance v2. </div>
<div>  New guidance on alternative certification pathways. </div>	<div>  Improvement to the Green Star Buildings online submission app's document manager function. </div>
<div>  New leadership challenges published, including Green Star Performance v2: Time of Energy Use and Green Star Buildings: Building as a Material Bank. </div>	<div>  Updated submission template for projects targeting Climate Active Carbon Neutral certification. </div>
<div>  Improved navigation and access to Green Star resources on our website. </div>	<div>  New calculators including the Waste Reduction Calculator, Waste Reduction Bulk Calculator, and Sustainable Transport Calculator for Green Star Performance v2. </div>
<div>  Green Star Buildings Design submission guidance. </div>	<div>  Offline calculators, with an automatic upload function for Green Star Buildings to help you when working as a project team, and in submitting online. </div>
<div>  A practical, step-by-step guide for submitting Green Star Buildings online. </div>	

Educating industry


During the FY2024-25 financial year we continued to expand our range of courses and events as we seek to educate industry on critical changes, best practice and innovation. This year we hosted our biggest TRANSFORM conference ever. We are thrilled by the turn out at our key events which remain highly valued by industry as an opportunity to engage with likeminded peers keen to discuss the future direction of the sector.

Supporting industry to upskill in Green Star


Our courses and events aim to build your knowledge and help you be across of the latest in Green Star and industry trends. We continue to develop training for industry to upskill in Green Star that enables the smooth delivery of projects through the Green Star Accredited Professional program. This year, we developed a new short course for existing GSAPs to upskill on the Buildings rating tool.

We’ve also developed new short course on Life Cycle Assessment and Green Star. During our masterclasses, we’ve done a deep dive into topics of embodied carbon, sustainability in industrial, adaptive reuse, air tightness and many more. We are also developing new webinars on a wide variety of topics to increase industry awareness and knowledge. We’ve covered insights into data centres; insights into social value and measurable outcomes and insights into decarbonising construction and many more.


Fast facts



1232 participants undertook Green Star training in FY2024-25, which means 4186 hours of education.



In addition to this, almost 587 people attended our masterclasses, in which they’ve extended their learning and education in key areas such as embodied carbon, responsible products, nature and resilience.



Across our key events of TRANSFORM and Green Building Day, we have had almost 1026 attendees – with the majority of these in person delegates, coming together to learn, network and continue their journey of transformation

>
T3 Collingwood by Hines, Wurundjeri and Bunurong Country, Melbourne, Victoria. Certified 6 Star Green Star – Design & As Built v1.3. Architect: Jackson Clements Burrows Architects. ESD: AECOM Australia. Photo: Courtesy of AIA



Green Star Future Focus

Continuing to deliver the future

Green Star Future Focus is our plan to reshape and evolve the suite of rating tools so that they deliver a sustainable built environment for this decade and respond to global mega trends and emerging challenges. Green Star Buildings v1 was the first of our Future Focus tools launched in 2020 and the time has come to update the tool to ensure it meets the needs of the next decade.

Following an extensive consultation process, we released the Green Star Buildings v1.1 submission guidelines on 21 October 2025 at the new Green Building Forum. Registration for Green Star Buildings v1 will close at the end of the transition period on 30th April 2026. In addition to the usual minor updates to the submission guidelines to improve the application of the rating tool, GBCA is taking this opportunity to ensure continued alignment with GBCA strategy on:

- Climate action, to build on learnings and successes from the current climate positive pathway
- Nature, to align with the work on our nature roadmap
- Circularity, to highlight to industry the importance of this nascent, but critical strategic priority.

Version 1.1 will influence buildings up to and beyond 2035.

In February 2025, we launched the Apartments Pathway within Green Star Buildings. This is an optional pathway for Class 2 multi-unit residential projects build-to-sell, build-to-rent, affordable housing, community housing and mixed-tenure housing. It leverages existing credits and minimum expectations alongside new sector specific requirements that allow each individual unit to be certified within a Green Star rated building, demonstrating a mark of quality to buyers. The technical release of the pathway in October 2024 was announced at the same time the television program, Growing Home with Jamie Durie premiered.

Launched in February 2025, Green Star Communities v2 is a comprehensive rating tool designed to drive sustainability outcomes at a precinct level across greenfield, campus and urban infill developments. The tool focuses on practical, real-world solutions to create vibrant, low-carbon and healthy communities that are ready for the future. New projects can register under Green Star Communities v1.1 until 30 June 2026.

After this transition period, all new registrations must be under Communities v2.

Registrations for Green Star Performance v2 opened in July 2024 and we have seen projects and portfolios certify under the new tool. The transition from Performance v1.1 is currently underway, with existing portfolios and projects needing to submit under v2 from the beginning of 2026. As with all our Future Focus tools, Performance v2 is a comprehensive tool that enables you to address the issues defining the next decade of the built environment ensuring buildings are better, healthier and more responsible.

Work on the last of our future focus tools, Green Star Fitouts, continues. Building on the vision we consulted on in 2023, in late 2024 we released draft credits for public consultation. We have continued to work with our Early Access Program partners, expert reference panels and governance committees to develop the rating tool. Green Star Fitouts has a strong focus on circularity, allowing industry to test concepts and implement this fledgling area of sustainability in a market sector that sees high turnover. Green Star Fitouts is expected to be launched in 2026.



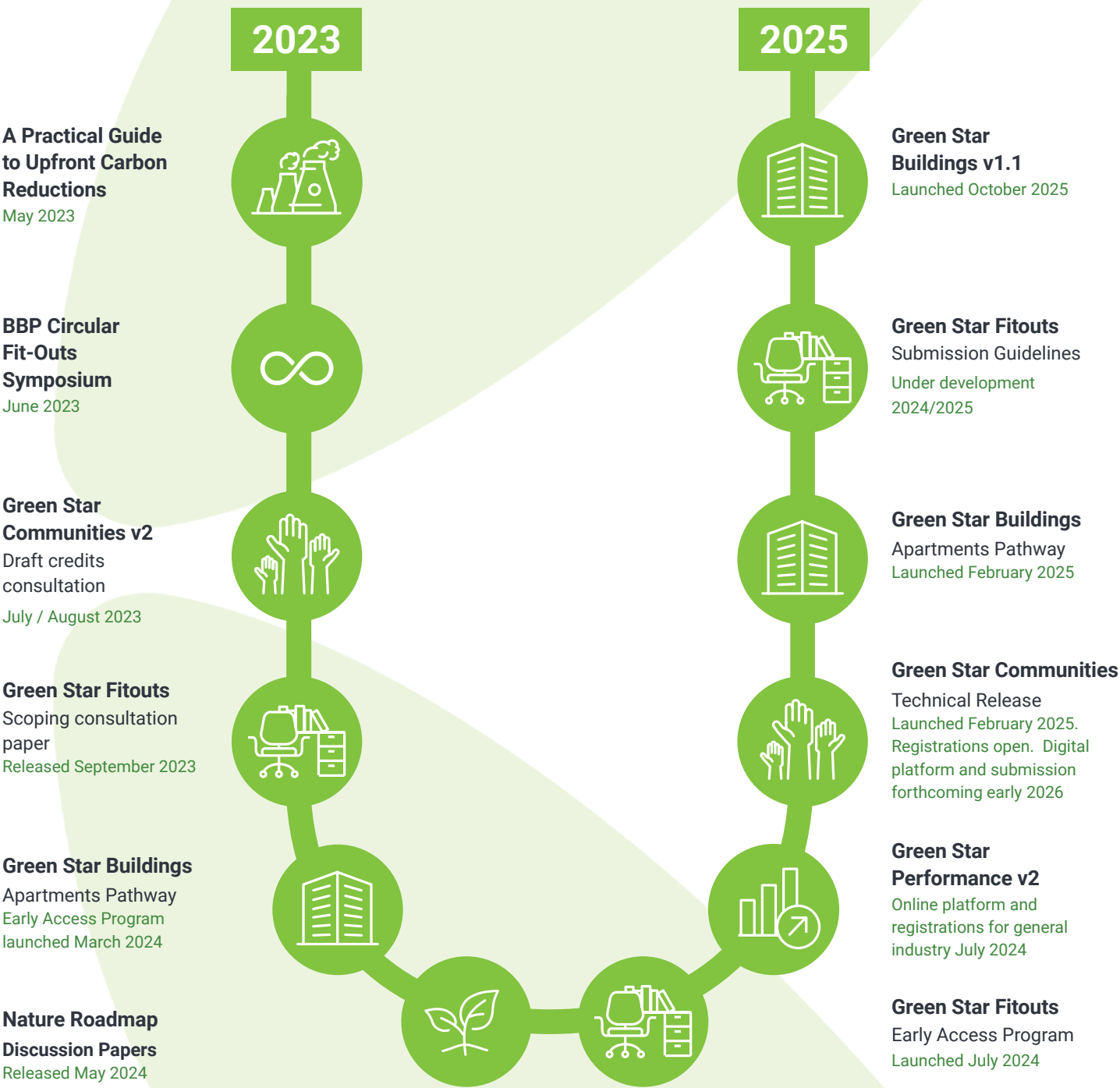
< ∨
Bohle TAFE Hydrogen & Renewable Energy and Advanced Manufacturing Training Facility, Wulgurukaba Country, Townsville, Queensland. Certified 5 Star Green Star Buildings v1. Architect: Peddle Thorp. ESD: dsquared. Photo: Andrew Rankin.



Tracking progress

>

Brimbank Aquatic and Wellbeing Centre, Wurundjeri and Bunurong Country. Keilor Downs, Victoria. Certified 5 Star Green Star - Design & As Built v1.2. Brimbank City Council. Architect: Williams Ross Architects. ESD: LCI Consultants. Photo by Dianna Snape



Who we are



Scape Leicester Street,
Wurundjeri Country.
Melbourne, Victoria.
Certified 6 Star Green
Star – Design & As Built
v1.3. Scape Management
Australia. Architect: Bayley
Larkin. ESD Consultant:
WRAP Engineering.



Green Star, at your service

Our Market Transformation team is here to help you with all your Green Star needs. From registering a project to securing certification, from strategic input, to navigating the rating system, we are eager to engage.

About the Market Transformation team

The Green Building Council Australia is comprised of a passionate cohort of sustainability professionals working across our four pillars of strategic action, which are to **rate, educate, collaborate** and **advocate**. While all our teams work together to achieve our goal to lead to the sustainable transformation of the built environment, the Market Transformation team is the group within the GBCA most focused upon the design, delivery, uptake and upkeep of the Green Star rating tools.

Green Star Strategy & Development – is focused on the development of the rating tools and coordinates the extensive and ongoing program of consultation with our advisory groups, committees and expert reference panels to ensure Green Star continues to be built by industry, for industry.

Green Star Operations and Transformation – our dedicated and driven team of technical coordinators and delivery professionals who facilitate the certification of Green Star projects.

Market Engagement – here to support industry in navigating the rating tools and their application across a broad range of projects, as well steering registrations and exploring options with project teams for tailored approaches.

Responsible Products – drives the roll out of the GBCA's Responsible Products Program and engages with industry to support project teams, product manufacturers and suppliers on their journey with the program.

Technical Services – support project teams on their Green Star journey by providing technical project support, technical solutions, tools and products to reduce friction.

- Executive Team
- Green Star Strategy & Development Team
- Green Star Operations & Transformation Team
- Market Engagement Team
- Responsible Products Team
- Technical Services

- #Davina Rooney – CEO
- #Jorge Chapa – Chief Impact Officer
- #Elham Monavari – Head of Green Star Strategic Delivery
- #Sonia De Almada – Senior Manager Green Star Operations and Transformations
- #Taryn Cornell – Senior Manager Strategy & Development
- #Katherine Featherstone – Senior Manager Products and Materials
- #Anna Davis – Senior Manager, Green Star Technical Delivery
- #Nick Alsop – Senior Manager Buildings, Precincts & Homes
- #Jamie Wallis – Senior Manager Buildings, Fitouts & Performance
- #Ella Mudie – Senior Engagement Lead
- #Eliza Morawska – Engagement Lead
- #Jake Hochstadt – Green Star Registrations Coordinator
- #Harriet Smith – Manager – Responsible Products Operations
- #Rebecca Pettit – Manager, Strategic Projects
- #Emily Chung – Manager, Future Focus Program
- #Gabrielle Pavicic – Green Star Program Lead
- #David Madew – Technical Advisor
- #Jessica Roberts – Green Star Technical Advisor
- #Jim Ng – Technical Services & Initiatives Lead
- #Elly Williams – Technical Services Advisor

- #Emma Bezzina – Green Star Delivery Manager
- #Lucy Posch – Green Star Systems Manager
- #Peter Sweeney – Green Star Digital Program Manager
- #Susan Coombes – Green Star Digital Project Manager
- #Debbie Roussakis – Green Star Assistant Delivery Manager
- #Arielle Laxamana – Green Star Assistant Delivery Manager
- #Sebastian Hacker – Green Star Assistant Delivery Manager
- #Ryan McComish – Senior Technical Coordinator
- #Anjana Hariharan – Senior Technical Coordinator
- #Andreas van Niekerk – Technical Coordinator
- #Sowmya Rao – Technical Coordinator
- #Jaida Ho – Technical Coordinator
- #Madeline Cunico – Technical Coordinator
- #Gillian Le Mottee – Certification Coordinator
- #Pepita Barton – Certification Coordinator
- #Sean Goldring – Certification Coordinator
- #Emily Kent – Certification Coordinator
- #Melanie Bryant – Certification Coordinator
- #Connor Ingles – Certification Coordinator
- #Rebecca Cuncliffe – Green Star Administrator
- #Nikolina Kantar – Green Star Administrator (Sustainability)
- #Kaniz Kader – Green Star Digital Intern

Farewell to our team members who left us this year!

This year we said farewell to six members of the Green Star Market Transformation team but welcomed many too! Since our last report we bid farewell to Maxim Pash, Young Kwak, Finley Morgan, Will McMullen, Shimon Bhatti and Myah Pantle-Bentham.

We sincerely thank you for the contributions you have made and wish you all the best!

Our independent assessment panel

Our Certified Assessors are experienced and knowledgeable, guaranteeing independence and robustness. Their work continues to be key to the transformation of the built environment.

- Anne Kovachevich**
Mott MacDonald

Anthony Marklund
SLR Consulting Australia Pty Ltd

Belinda Konopka
Surface Design Group Pty Ltd

Ben O’Callaghan
Ecomplish Sustainability

Chris van der Pol
Vision Design Planning

Conor Rawlins
Full Circle Design Services Pty Ltd

Damon Cuming
Homes Victoria

Deborah Davidson
Dsquared Consulting Pty Ltd

Deejan Ferrao
AESG Consulting Pty Ltd

Devan Valenti
AESG Consulting Pty Ltd

Gerard Healey
The University of Melbourne

Emily Low
Harrington & Low Consulting

Evalin Ling
Laing O’Rourke Australia Pty Ltd

Graham Agar
Full Circle Design Services Pty Ltd

Ian Adams
Organica Engineering Pty Ltd

James von Dinklage
John Holland Pty Ltd

Jessica Lisle
Aurecon Australasia Pty Ltd

Jonathan Dalton
Viridis Australasia Pty Ltd

Karen Hovenga
Karen Hovenga Sustainability Consulting

Kim Featherston
Frontier 1 Consulting

Lauren Kajewski
Haben

Lewis Hewton
Cundall

Lisa Hinde
Precinct Property

Marlon Kobacker
Marlon Kobacker Sustainability Consulting

Mason Asadi
CBRE Pty Ltd

Mathew Pinches
Viridis Australasia Pty Ltd

Matthew Napper
Ingenia Communities

Neihad Al-Khalidy
SLR Consulting Australia Pty Ltd

Oliver Grimaldi
Cundall

Owen Grace
Multiplex Constructions Pty Ltd

Patrick Campbell
John Holland Pty Ltd

Paul Davy
Dsquared Consulting Pty Ltd

Phil Donaldson
SustainSA

Quentin Jackson
Aurecon Australasia Pty Ltd

Rory Eames
Brevet

Simon Ng
Colliers

Thomas Ngai Jones Lang
LaSalle Australia Pty Ltd

Tony Watson
Green Matters

Departures: Nick Stokoe, dsquared Consulting and Robert Milagre, Aurecon.



> Australian Embassy, Washington, USA. Certified 4 Star Green Star – Design & As Built v1.2. DFAT. Architect: Bates Smart Architects. ESD: Aurecon and Arup. Photo by Joe Fletcher.

Our governance

The Green Star Advisory Committee (GSAC) and supporting advisory groups ensure the Green Star rating system continues to be Australia’s leading rating tool for the built environment.

These groups play an important role in driving continuous improvement of the certification process and increasing industry participation in Green Star. With support from the Technical Advisory Group (TAG) and the Industry Advisory Group (IAG), the GSAC advise the GBCA executive and GBCA Board on all matters relating to the development of Green Star to ensure that the Green Star rating system remains rigorous, market relevant and valued by industry. We thank our past and present committee members for their continued support and guidance.

Green Star Advisory Committee FY2024-25

Peter Bailey – ARUP and GBCA Director (Chair)

David Jones – Western Power

Emma Herd – EY

James Wewer – Lendlease

Michael Di Russo – CEFC

Samantha Peart – Hassell

Sarah Slattery – Slattery

Sonia Auld – QIC

Departures:

Lauren Kajewski – Haben

Industry Advisory Group FY2024-25

Sonia Auld – QIC (Chair)

Andrew Cole – Charter Hall

Keith Lucas – Sentinel Fund Manager Australia

Leigh Penney – Arcadis Australia Pacific

Lise Hinde – Precinct Property

Lucy Sharman – Landcom

Meg Lupton – NSW Department of Education

Natasha Mulcahy – CBRE

Nikki Paton – Salta Properties

Peter Vanderaa – Queensland Treasury

Steve Colomb – Dexus

Departures:

Alex Lawlor – Architectus

David Clark – Coles

Mark McKenna – Norman Disney & Young

Parag Shinde – Australian Unity

Sarah Reid – Suburban Rail Loop Authority

Simon Wilson – RDT Pacific

Technical Advisory Group FY2024-25

Samantha Peart – Hassell (Chair)

Alexander Hespe – Arup

Anne Kovachevich – Mott Macdonald

Brad Crowley – New Zealand Green Building Council

Clare Gallagher – Built

Daniel Andjelic – Lendlease

David Collins – Cundall

David Mahony – HIP V. HYPE

Evalin Ling – Laing O’Rourke

Tom Dean – Slattery

Departures

Andrew Thomspen – AECOM

Andrew Thai – Frasers Property Industrial

Bernadette Fitzgerald – WSP

Gerard Healey – University of Melbourne

Sam Archer – New Zealand Green Building Council

Homes Advisory Panel FY2024-25

Adam Selvay – Metricon

Anthony Wright – CSIRO

Ben Brazier – CommBank

Josh Heazelwood – CommBank

Mark Taylor – Hesperia

Matthew Naper – Ingenia

Departures

Lauren Kajewski – Haben

Georgia Warren Myers – University of Melbourne

Responsible Products Advisory Group, FY2024-25

Sarah Slattery – Slattery (Chair)

Cathy Inglis – Think Brick Australia

Cyril Giraud – Holcim

Dave Moolman – Shaw Contractors

Laura Besley – CSR

Nicole Sullivan – thinkstep-anz

Owen Grace – Multiplex

Philippa Stone – Bluescope

Yingbin Feng – Western Sydney University

Built by industry

Building Performance

- Emma McMahon – Goodman (Chair)
- Ben McCluskey – Charter Hall
- Bobby Shen – NZGBC
- Brenda Kingston – WSP
- Bruce Precious – Six Capitals Consulting
- Chris Merritt – E-Lab Consulting
- Graham Agar – Full Circle Design Services
- Hayder Albatat – ESR Australia
- Linda Romanovska – UNSW
- Marc Gillespie – Cbus Property
- Noy Hildebrand – University of Melbourne
- Mathuran Marianayagam – Geronimo Advisory
- Rob Sims – Dexus
- Simon Ng – Colliers
- Steven Peters – ISPT
- Suruchi Pathak – NABERS
- Warren Li – LCI Consulting
- Wayne Lobo – Arup

Departures

- David Butler – JLL
- David O’Connor – Lendlease
- Liam Murray – Building-Performance
- Loreta Brazukas – NDY
- Marine Calmettes – Frasers Property Industrial
- Matea Cehovin – Vicinity Centres
- Phil Senn – Inghams
- Vivien Li – Auckland City Council (NZGBC)

Sustainable Buildings

- Patrick Campbell – John Holland (Chair)
- Anthony Marklund – SLR Consulting
- Ben Gibbs – WSP
- Bharat Ravuru – ESR Australia
- Bob Wilson – Lucid Consulting
- Caitlin Clark – Dexus
- Candice Venter – John Holland
- Christopher Mann – E-Lab Consulting
- Daniel Swinnerton – Prime Projects
- Devan Valenti – AESG Consulting
- Evan Smith – Holcim
- Ian Van Eerden – Northrop Consulting Engineers
- Jessica Bennett – Aurecon
- Jonathan Lake – GresleyAbas Architects
- Kate Kelly – Schools Infrastructure NSW
- Phillip Cook – Lendlease
- Sarah Reid – Suburban Rail Loop Authority
- Simon Liley – Cundall
- Thomas Monkhouse – Norman Disney & Young
- Victoria Norris – Mott Macdonald

Departures

- Carmen Prince – Buildcorp
- John Bahoric – Wallbridge Gilbert Aztec
- Gill Armstrong – Climate Works Australia
- Natalie Boston – Vicinity Centres
- Sam Charles-Ginn – Department of Energy and Public Works
- Steve Colomb – Dexus
- Steven McKellar – City of Melbourne

Sustainable Fitouts

- Su-Fern Tan – CBRE (Chair)
- Belinda Konopka – Surface Design Consulting
- Clayton Bristow – FF&3
- Davis Demilo – AtelierTen
- Filomena Beshara – Built
- Iva Durakovic – UNSW
- Jasmine Taylor – SHAPE
- Jessica Pegg – NDY
- Karen Hovenga – Karen Hovenga Sustainability Consulting
- Dr Kendra Wasiluk – Monash University
- Melinda Mandla – JLL
- Pratik Shah – Aston Consulting
- Saffet Ramadan – Lendlease
- Sage Calamari – Country Road Group
- Shameem Bahatti – MPA Projects

Departures

- Alicia Buffinton – Country Road Group
- Davina Dowle – Atelier Ten
- Jon Davis – TSA Management
- Karie Soehardi – Circular Design Thinking
- Karen Garrett – Unispace
- Marlon Kobacker – Marlon Kobacker Sustainability Consulting
- Zoe Neill – Norman Disney & Young

Built by industry
(cont).

Sustainable Precincts

- Deborah Davidson – dsquared Consulting (Chair)
- Andrew Cattanach – Buildcorp
- Brad Crowley – NZGBC
- Chris van der Pol – Vision Design Planning
- Clare Parry – Development Victoria
- Gavin Ashley – HIP V. HYPE
- Jessica Lisle – Aurecon
- Jessica Stewart – Riverview Projects
- Judith Bruinsma – WSROC
- Karen Greaves – Lendlease
- Karla Fox-Reynolds – Hassell
- Matthew Napper – Ingenia
- Melissa Nouel – UNSW
- Michelle Cramer – GHD
- Oliver Grimaldi – Cundall
- Pamela Chacon – Northrop Consulting Engineers
- Paul Stoller – Atelier Ten
- Roger Swinbourne – Positive Futures Advisory
- Sean Holmes – WSP

Departures

- Karen Woo – Vicinity Centres
- Lauren Kajewski – Haben
- Rod Brown – Architectus
- Chris Walker – Jacobs

Energy & Carbon

- Rebecca Fitzgerald – Investa (Chair)
- Deejan Ferrao – AESG
- Dmitry Ivanov – Mott Macdonald
- James Mortensen – Slattery
- Jane Harris – Vicinity
- Jennifer Elias – Atilier Ten
- Jim Stewart – Fender Katsalidis
- Jordan McPeake – Lucid Consulting Australia
- Julia Halioua – TSA Riley
- Madlen Jannaschk – Cundall
- Mason Asadi – CBRE
- Mathew Pinches – Viridis
- Monique Alfris – NABERS
- Russ Ross – Northrop Consulting Engineers
- Ryan McShane – Aliro Management
- Zain Siddiqui – Sustainable Development Consultants

Nature & Biodiversity

- Emily Low – Harrington & Low Consulting (Chair)
- Abigail Heywood – Lendlease
- Alyssa Slaney – Laing O’Rourke
- Angeliki Dimitriou – Investa
- Ben Thomas – Blint
- Dhaval Gajera – Perth Airport
- Ian Adams – Organica Engineering
- Dr. Jenni Garden – Optimise Ecology
- Jessica Holz – Aurecon
- Jo Harrison – Mirvac
- Josh Loyd – AECOM
- Kate Nason – Frasers Property Australia
- Kelly Hertzog – City of Melbourne
- Matthew Webb – Introba
- Sam Smith – Development Victoria
- Stewart Monti – Atelier Ten
- Tatiana Schonhobel – Dexus
- Departures
- Philip Martin – The GPT Group
- Shokry Abdelaal – University of South Australia
- Vicky Critchley – NSW Dept of Communities & Justice

Built by industry
(cont).

People & Wellbeing

- Ian Dixon – GHD (Chair)
- Adam Garnys – CETEC
- Alison Adendorff – Atelier Ten
- Anna Kang – ISPT
- Audrey Penney – Arkes 4 Sustainability Consulting
- Brett Pollard – Hassell
- Christhina Candido – University of Melbourne
- David Baggs – Global GreenTag International
- Jessie Lenson – Lendlease
- Ken Fong – E-Lab Consulting
- Marilyn Pisani – AECOM
- Pip Harley – Campus Living Villages
- Quentin Jackson – Aurecon
- Ron Pulido – NABERS
- Shanica Hall – Stantec
- Sophie Hutchinson – Rewild Agency

Departures

- Chewy Chang – Charter Hall
- Lucy Band – Ethos Urban
- Zoe Morrison – City of Sydney
- Marni Punt – Australia Post

Resilience

- Erik Moore – Dexu (Chair)
- Adam Davis – AECOM
- Callie Cummings – Department of Transport WA
- David Palin – Mirvac
- Emily Low – Harrington & Low Consulting
- Greg Johnson – Rising Sun Sustainability
- Jeremy Mansfield – Mansfield Advisory
- Jonathan Dalton – Viridis Australia
- Lucy Marsland – Atelier Ten
- Nathan Robertson-Ball – Commonwealth Bank of Australia
- Paul Himberger – Landcom
- Pretti Chandak – Northrop Consulting Engineers
- Renae Walton – City of Port Phillip
- Shruti Thomas – Arcadis Australia

Departures

- Alistair Coulstock – TSA Riley
- David Eckstein – Hansen Yuncken
- David Uhlmann – Aurecon
- Pernille Christensen – University of Technology Sydney
- Ralph Hems – Office for Design and Architecture, South Australia

Responsible Procurement and Manufacturing

- Matt Williams – LCI Consultants (Chair)
 - Andrea Davis – Laminex
 - Danny Leahy – Kingspan Insulation
 - David Bell – Infrabuild
 - Eloise Blewden – City of Sydney
 - Gemma Dawson – City of Sydney
 - Hannah Morton – Cundall
 - Ishan Jain – Bluescope
 - Jee Wei Tay – Rebuilt
 - Kathryn Walker – Etex Australia
 - Katie Eyles – NABERS
 - Lachlan Mcready – Suburban Rail Loop Authority
 - Laura Guccione – Bluescope Steel
 - Matea Cehovin – Hacer Australia
 - Melinda Coles – Australian Steel Institute
 - Rob Campbell – Cerclos
 - Robert Crawford – The University of Melbourne
 - Sebastian Loewenstein – Viridis Australia
- Departures
- Aidan Mullan – Interface
 - David Moolman – Shaw Contract
 - Evalin Ling – Laing O’Rourke
 - Jason Nairn – Cement Concrete Aggregates Association Australia
 - Nicole Sullivan – thinkstep-anz
 - Rob Ferrari – CSR Building Products
 - Valentina Petrone – WSP

Built by industry
(cont).

Circular Strategies

- Fairouz Ghanem – Lendlease (Chair)
- Claire Havens – Suburban Rail Loop Authority
- Deepali Ghadge – LCI Consultants
- James Goddin – Thinkstep
- Janaki Dhagat – Charter Hall
- Jenny Liu – Monash University
- Joanne Andrade – Cox Architecture
- Judith Schinabeck – Bluescope
- Gertrud Hatvani-Kovacs – GIIICA
- Lisa James – Mirvac
- Lloyd Parker – Arcadis
- Natalya Partington – Slattery Australia
- Nihar Chandorkar – Property and Development NSW
- Riya Tailor – Mott MacDonald
- Sian Willmott – Hassell
- Vanessa Cullen – Forward Thinking Design



>
Endeavour Energy
Workplace, Burramattagal
Country. Parramatta, New
South Wales. Certified 6 Star
Green Star - Interiors v1.3.
Architect: WMK Architecture.
ESD: E-LAB Consulting.

Calculating facts and figures

The definitions and methods of calculation are outlined below.

Green Star certifications: This is the total number of Green Star certifications the GBCA has undertaken. Single projects may have multiple certifications, for example, an office built in 2008 might have a Green Star – Office Design, Green Star – Office As Built, Green Star – Office Interiors, Green Star – Performance and a Green Star – Performance re-certification. This would be counted as five certifications.

Green Star certified buildings, fitouts and communities:

This is the total number of buildings that have at least one Green Star certification. Where a building has more than one rating it is only counted once. Where fitouts and communities are included in these are in addition to the buildings, regardless of whether the fitouts are in Green Star certified buildings, or whether the buildings within the communities are rated.

m² certified: This is the total amount of space that has a Green Star rating. Duplication between Design, As Built and Performance is removed, based on the project name. As an example, 1 Bligh Street has six certifications but the area would only be counted once. Green Star Communities ratings are not included in the area certified. These are measured separately in hectares.

Office space: all space certified using Green Star – Office Design or Green Star – Office As Built (with duplication removed), plus office projects certified using Green Star – Design & As Built, Green Star Buildings and Green Star Performance. Where a building is a mixed use development, the area is listed in the PCA's Office Market Report data is used.

The GBCA has conducted research into the penetration of Green Star in the Australian office market. The research used data from the Australian Property Council's Office Market Report and GBCA data on the area certified using Green Star rating tools, to calculate the percentage of net lettable area (NLA) that is Green Star certified across Australia. The data indicates that 27% of CBD office space has a Green Star Buildings

or Design & As Built rating; 32% of CBD office space has a Green Star Performance rating and 46% of CBD office space has at least one Green Star certification (Buildings, Design & As Built or Performance). The data is current as at September 2023. The GBCA would like to thank the Property Council of Australia for providing data from the Office market report.

Performance ratings: These are the total number of Green Star Performance ratings issued, including re-certifications (these have a new project number). If the area rated under Green Star Performance is reported, it will exclude the duplication created with re-certification.

Shopping centres: The number of visitors to Green Star rated shopping centres is calculated based on the total area certified (including Green Star Performance ratings, with duplication between Design & As Built removed), divided by the average number of shoppers per square metre per day, estimated to be 0.25 people.

This second component is based on a conservative estimate. Chadstone receives 20 million visitors per year, = average 55,096 per day, area = 129,924 = 0.424 people per m² per day. Chermside receives 16 million visitors per year, = average 44,198 per day, area = 144351 = 0.306 people per m² per day. Taking a conservative view (as not all shopping centres are as busy as these two) the GBCA uses an estimate of 0.25 shoppers per m² per day. This is based on 362 shopping days per year, as Christmas Day, Anzac Day and Good Friday are out.

Apartment dwellers: This was calculated based on the area rated, with an assumption of 95% of the space being apartments (the rest being common areas), 70spm per apartment and 2.5 people per dwelling. This was tested using 888 Collins, which is 40,657sqm GFA. Using our formula, we find we'd have 551 apartments, which was a close estimate, slightly on the conservative side, as there are actually 578. It includes multi-unit residential apartments, student accommodation, build to rent and retirement living.

Office workers: The estimates for the office workers uses a simple rule of thumb using NCC numbers and typical floor plan efficiencies. A typical commercial building has an efficiency between 80% and 90% (lettable area, vs, non-lettable area, that is, 10 to 20% of the building cannot be leased because of plant rooms, lifts, lobbies, etc.). The GBCA has chosen to be conservative and use the figure of 85%. Designers use a ratio of 1 person per every 15 metres of lettable area for commercial buildings to get a rough sense of occupancy. That figure gives you a sense of the spatial needs to do work (desks, chairs, etc), but also includes bathrooms, hallways, kitchens, etc. For the calculation of office workers, the GBCA uses 1 in 13. Testing this, as an example, for ANZ docklands with a GFA of 100,000 square meters, according to our calculations, we would have at least 6538 people working there. In fact, the final figures (shown in this website: <https://www.hassellstudio.com/project/anz-campus>) are 85,450 square meters of workspace area, and a population of at least 6500 employees. The number of people in the Australian workforce is taken from the Australian Bureau of Statistics: <http://www.abs.gov.au/ausstats/abs@.nsf/mf/6202.0>

Hospitals: Google searches on the number of patients seen each year within the hospitals that hold a Green Star certification. Includes inpatients, emergency and outpatients. This is hospitals only – health clinics and super centres are excluded.

Families in communities: For Green Star Communities we take the number of people who will be living, working a studying there once the community is completed, based on the Green Star project submission. Where the submission includes a number of homes rather than a number of people, this is multiplied by 2.5 to calculate the estimated population.



Bohle TAFE Hydrogen & Renewable Energy and Advanced Manufacturing Training Facility, Wulgurukaba Country, Townsville, Queensland. Certified 5 Star Green Star Buildings v1. Architect: Peddle Thorp. ESD: dsquared. Photo: Andrew Rankin