

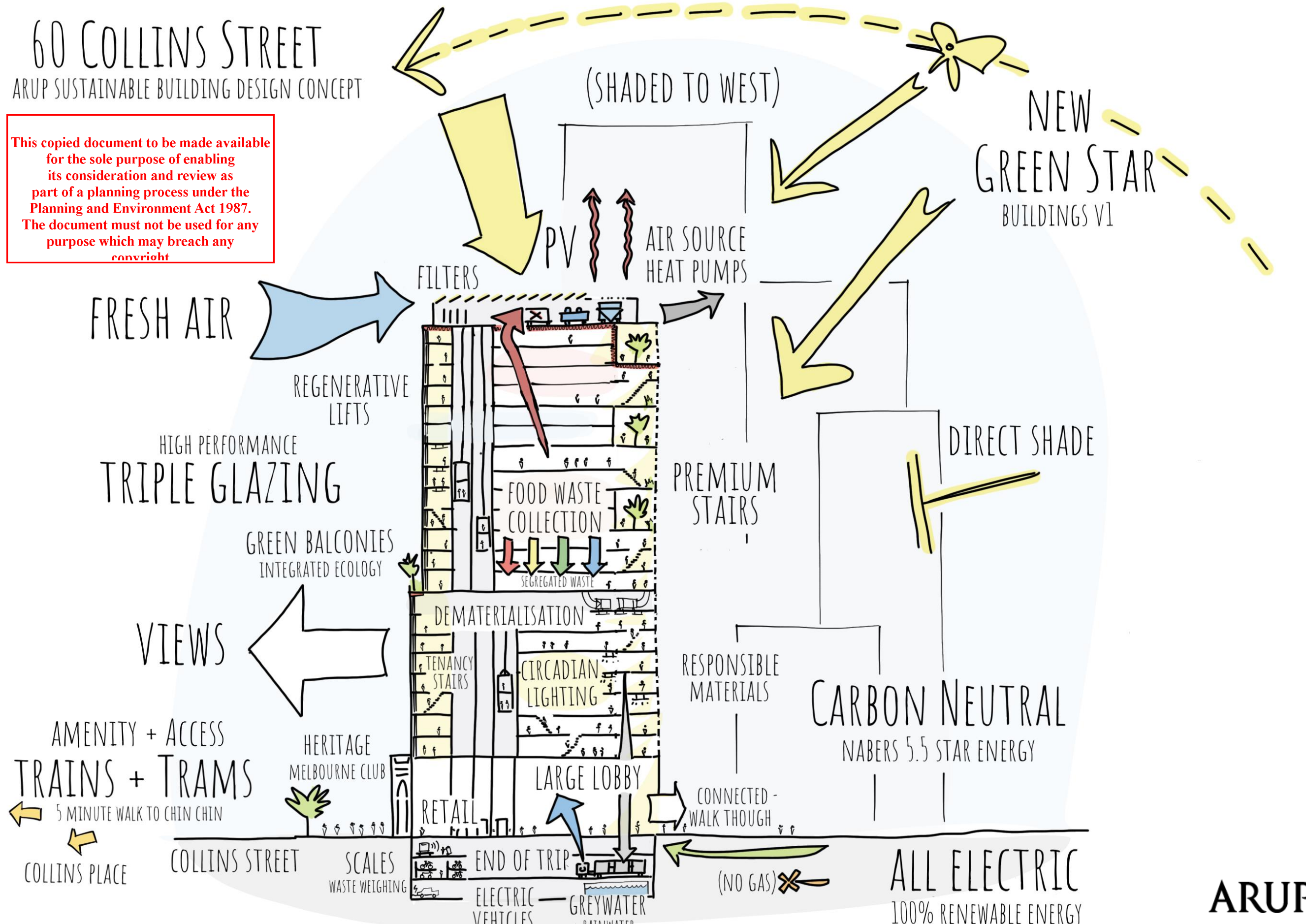
52-60 Collins Street

Dexus

# Sustainability Strategy

Issue 02

7<sup>th</sup> June 2021



# Document Verification

52-60 Collins Street		270195-00			
Sustainability Strategy					
Dexus					
Revision	Date	Description	Prepared by	Checked by	Approved by
Draft 1	9 <sup>th</sup> February 2021	Description	Draft for review and comment by project team		
		Name	Henry Jarvis, Richard Stokes	Richard Stokes	Kriston Symons
Issue 01	7 <sup>th</sup> April 2021	Description	Issue for Town Planning		
		Name	Henry Jarvis	Jessica Hogg	Kriston Symons
Issue 02	7 <sup>th</sup> June 2021	Description	Updated with planning policy compliance summary in response to City of Melbourne review		
		Name	Richard Stokes	Richard Stokes	Kriston Symons
		Description			
		Name			
		Description			
		Name			

This copied document to be made available  
 for the sole purpose of enabling  
 its consideration and review as  
 part of a planning process under the  
 Planning and Environment Act 1987.  
 The document must not be used for any  
 purpose which may breach any  
 copyright

# Contents

Click the sections below to navigate to each section of the report.

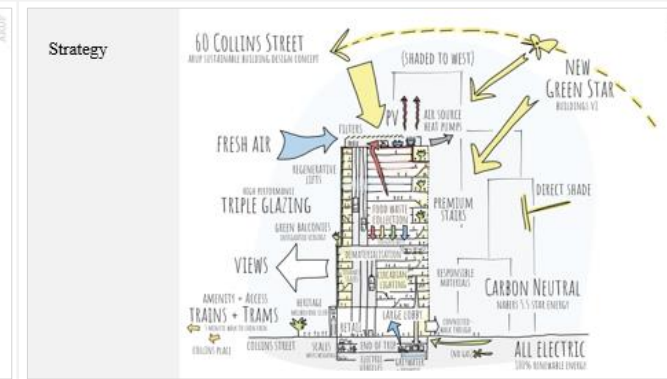
## Introduction

## Sustainability Standards

## Strategy

## Summary

## Appendix Green Star Scorecard



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

# Introduction

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



# Strategy Overview

This report provides an overview of the Sustainability Strategy for the 60 Collins Street development by Dexus.

Arup have developed a comprehensive sustainability strategy for this project with Dexus and the project team which takes a holistic approach beyond rating tools with consideration of Dexus' Environmental Social and Governance (ESG) strategy, Bates Smart and Arup's Climate Emergency Declaration and the emerging market expectations for sustainable buildings as defined by the Property Council of Australia's new Office requirements.

An overview of the applicable requirements for the development for the City of Melbourne have been outlined and are directly addressed within this report on the basis of the proposed design.

The design of the development is considered to meet and exceed these requirements and is committed to meeting the targets outlined within this report within the final design and built form.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

### Legal Requirements



### Tenant Expectations



### Dexus Targets



Sustainability Strategy Responds to All Key Drivers

# Site Context

The proposed development is located in the Melbourne CBD at 52-60 Collins Street.

- The site is currently occupied by an office building and a heritage façade with a heritage overlay.
- A previously submitted town planning application for this site has previously been accepted.
- Footpaths available on the Exhibition St and Collins St aspects of the building.
- The site has a Walk Score of 99 and a Transit Score of 100, indicating “a walker’s and rider’s paradise” where daily errands do not require a car.
- 5 minutes from Parliament Station, 15 minutes from Flinders Street Station.
- Near Treasury Gardens, providing access to public green space.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



# Dexus

Dexus have published the 2020 Sustainability Report outlining the following measures which have been undertaken in line with the Dexus Sustainability Approach to create value for their stakeholders in the 2020 financial year:

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

## Sustained Value

- ✓ Delivering long-term financial performance for their investors and third-party capital investors through strong corporate governance and sustainable investment.

## Leading Cities

- ✓ Concentrating their property portfolio around the CBDs of Australia's major cities.
- ✓ Creating city retail precincts that improve the amenity and vibrancy of Australia's CBDs.
- ✓ Contributing to economic growth through generation of employment and development of projects.
- ✓ Creating cities of the future through developing well-connected precincts which are defined by human activity, comfort and culture.

## Thriving People

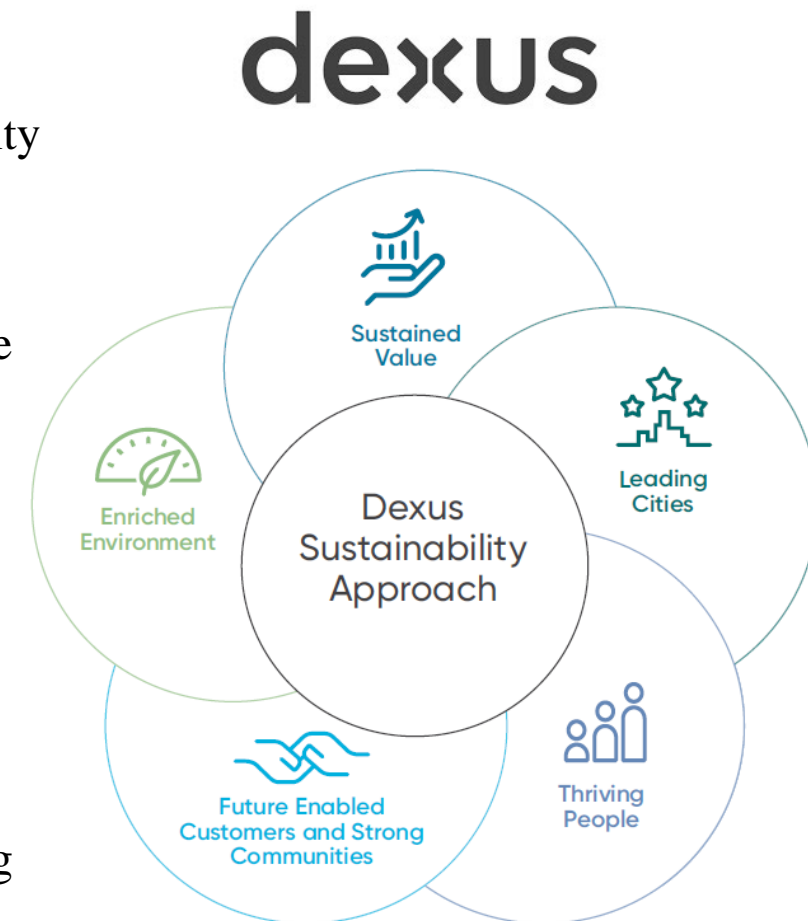
- ✓ Maintaining recognition as an Employer of Choice for Gender Equality through their commitment towards workplace gender equality and creation of a diverse and inclusive workplace.
- ✓ Prioritising health and safety across its workplaces by putting in place health and wellbeing initiatives to support the physical, mental, financial and work wellbeing of its employees.

## Future Enabled Customers and Strong Communities

- ✓ Understanding the customers' needs, providing support to local communities and establishing strong working relationships with suppliers.
- ✓ Strengthening customer communities through donations, volunteering and driving social initiatives.

## Enriched Environment

- ✓ Committing to achieving net zero emissions by 2030 through enhanced energy efficiency and increased use of renewable energy.
- ✓ Delivered 1,000,000 square metres of office property to a minimum 5 star NABERS Energy rating and 4 star NABERS Water rating in 2020.
- ✓ Demonstrated a high resource recovery rate in 2020, contributing to the diversion of waste from landfill.



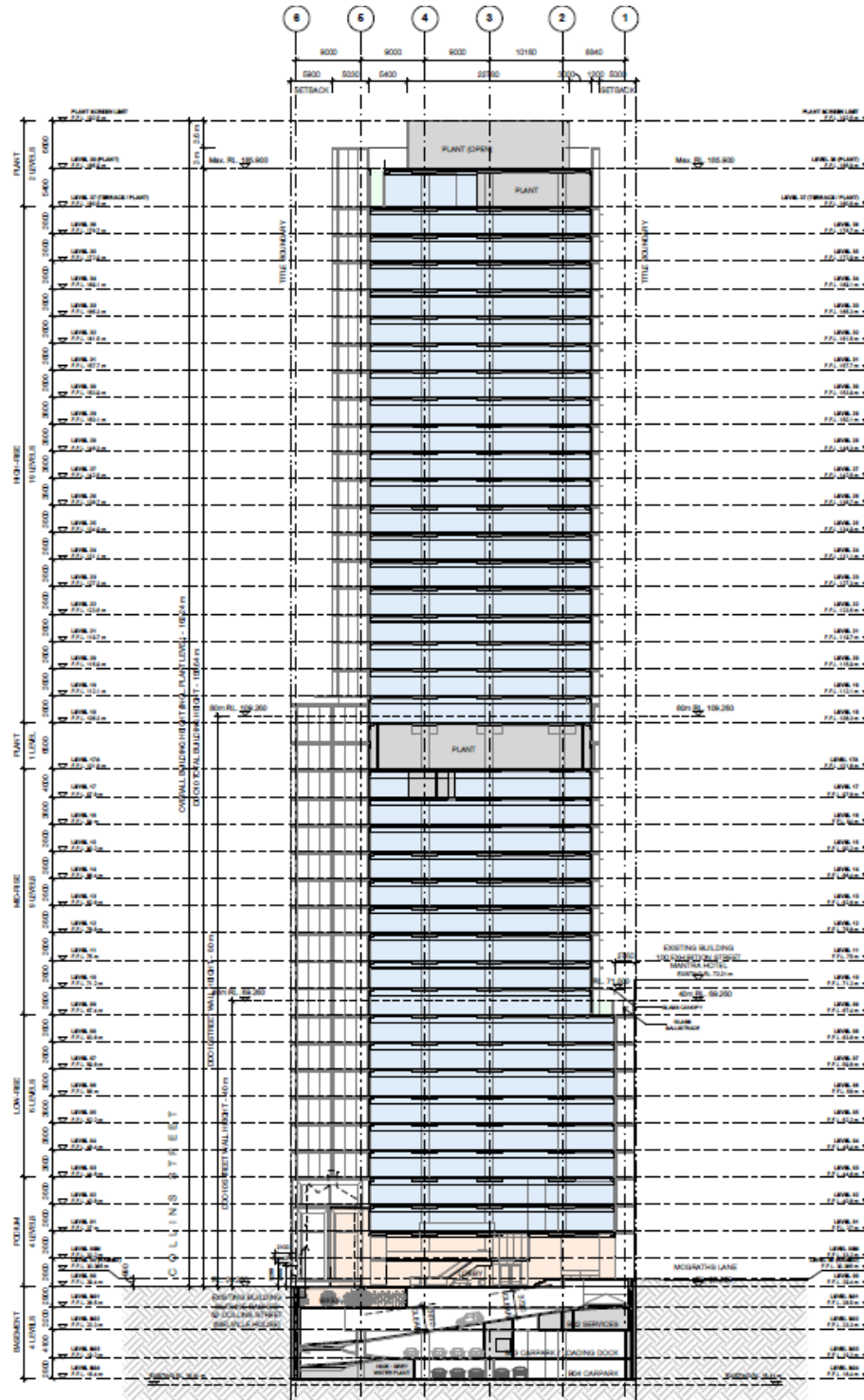
# Project Overview

The proposed design of the 60 Collins Street development extends to 38 levels inclusive of the plant space including:

- 4 basement levels for end of trip, bike parking, loading and car parking.
- Ground floor retail and commercial lobby.
- 36 levels of PCA A grade commercial office.

With regards to sustainability, the project's key features are:

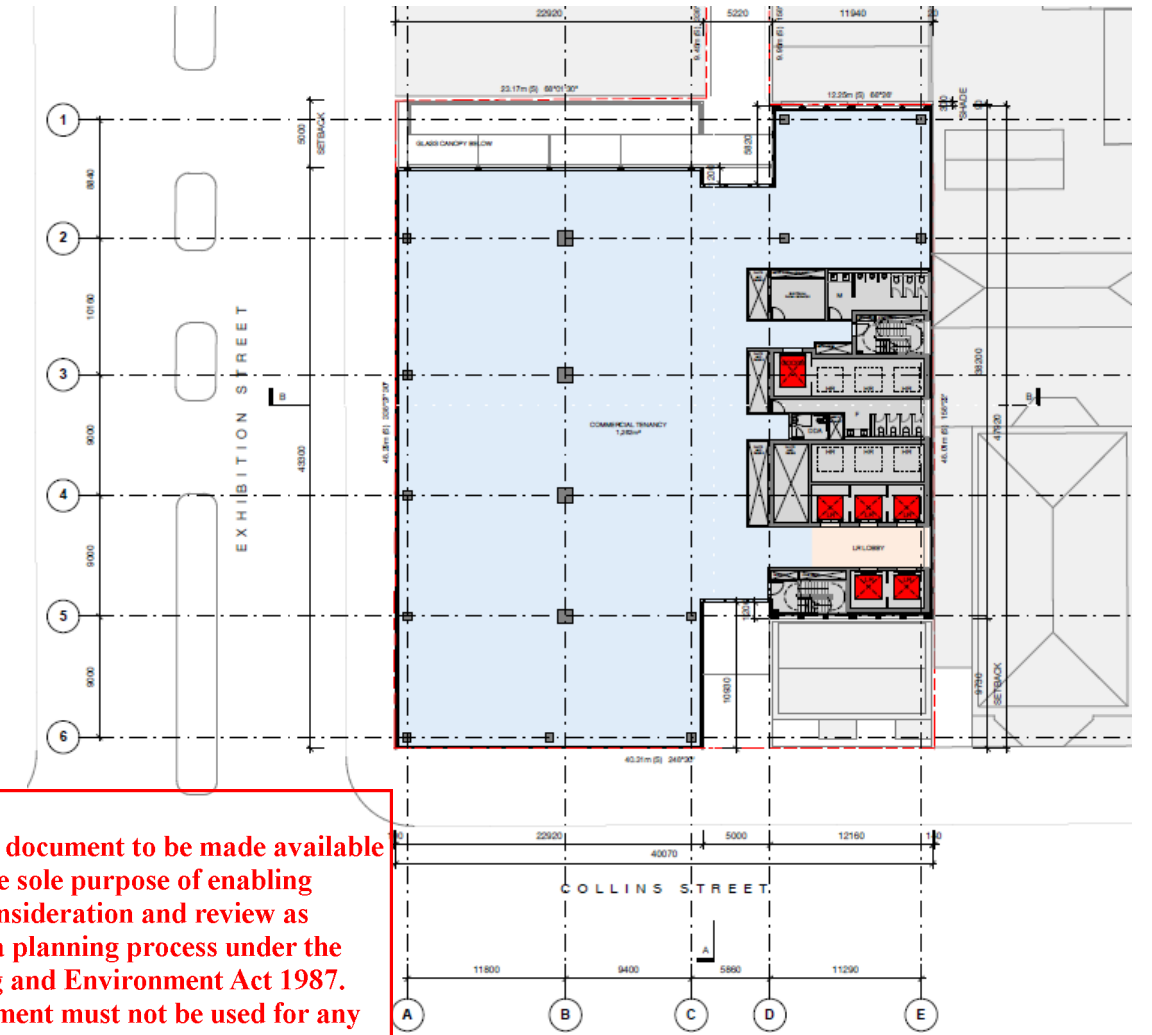
- All electric design to enable Carbon Neutral operation.
- Triple glazed façade.
- Greywater treatment system.
- ~50 kW PV array on roof above plant.
- 342 bike parks in the basement.
- Excellent daylight levels and views.
- Air quality to be demonstrated with testing upon completion.



Section - North South

AREA SCHEDULE - 156m Tower - 29.01.21

60+52 COLLINS ST SITE AREA (m <sup>2</sup> )	1,985
MELBOURNE CLUB SITE AREA (m <sup>2</sup> )	5,438
TOTAL SITE AREA (m <sup>2</sup> )	7,423
TOTAL ABOVE GROUND NEW BUILD GFA (EXC. BASEMENT) (m <sup>2</sup> )	58,027
TOTAL ABOVE GROUND MELVILLE HOUSE EXISTING GFA (m <sup>2</sup> )	264
TOTAL ABOVE GROUND GFA (NEW + EXISTING) (m <sup>2</sup> )	58,291
TOTAL ABOVE GROUND MELBOURNE CLUB SITES EXISTING GFA (m <sup>2</sup> )	6,575
FLOOR AREA RATIO (COMBINED SITES)	8.74
TOTAL APPROX. NLA	42,190
TOTAL APPROX. GLAR	566
TOTAL APPROX. CARPARKS	41



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Typical Office Level (10-16)

# New build above ground GFA of 58,027m<sup>2</sup>

with 42,190m<sup>2</sup> office NLA, 566m<sup>2</sup> GLAR and 41 carparks



# Policy Review

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



## Planning Policy 22.19

Clause 22.19 Energy, Water and Waste Efficiency of the Melbourne Planning Scheme has several performance measures pertaining to sustainable building design for this type of building (Office, more than 5,000m<sup>2</sup> of gross floor area).

All are being met and exceeded by the proposed development at 52-60 Collins Street to meet current and emerging expectations for sustainability.

The table inset summarises the requirements and the project's responses.

This is expanded upon in the following pages and documented within this report.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Performance Measures	52-60 Collins Street Response
Overall – 5 star Green Star rating under a current version of Green Star – Office rating tool or equivalent (not certified)	<p>The Green Star Office rating tool referred to is ~10 years old and can no longer be registered with. At the time of writing the applicable versions of Green Star currently available for registration are ‘Green Star Design and As-built v1.3’ and ‘Green Star Buildings v1.0’. The Green Star Design and As-built v1.3 rating tool will no longer be open to registrations from December this year so Dexu have chosen to commit to the new Green Star Buildings v1 tool at this early stage as an early adopter.</p> <p>At this stage Dexu are committed to a 5 star Green Star Buildings v1 rating but it should be recognised that this represents a significantly higher target than a 5 star Green Star Design and As-built rating whilst it is also a certified outcome and inclusive of the retail on the ground floor as is a whole building assessment.</p>
Energy Efficiency – NABERS Office Energy 5 star or equivalent	<p>The 52-60 Collins Street development by Dexu is targeting a 5.5 star NABERS Energy Base Building rating in operation, consistent with the Property Council of Australia’s minimum expectations for new offices. This represents at least a 25% improvement over the required 5 star target.</p>
Water Efficiency – 3 points for Wat-1 credit under a current version of Green Star – Office rating tool or equivalent.	<p>Wat-1 is a ~10 year old Green Star calculator that can no longer be downloaded from the GBCA website but could previously typically be achieved with rainwater harvesting and efficient fixtures and fittings representing a ~20% improvement.</p> <p>The 52-60 Collins Street development is seeking to implement a water treatment system and is targeting ‘Credit Achievement’ in the new Green Star version which will represent at least a 45% improvement over a reference case, significantly exceeding the 22.19 Water Efficiency performance measures.</p>
Waste Efficiency – A Waste Management Plan	<p>This has been prepared as a separate report by Arup and should be referred to. It also supports the project’s Green Star Waste Strategy requirements so is considered up to date and best practice.</p>

# Sustainability

Green Star is Australia’s national and voluntary rating system for the assessment of the sustainable design, construction and operation of buildings, fit-outs and communities.

The Green Star rating tool helps to address the range of environmentally sustainable design practices, and supports a single holistic approach to sustainable building design.

A 5 star minimum target is defined by the City of Melbourne for projects of this type and scale as a non-certified benchmark:

- ✓ The 60 Collins Street development is targeting a certified 5 star Green Star Buildings v1 rating with 51 points targeted.
- ✓ It is highlighted that the project is proposing to adopt the new Green Star Buildings v1 rating tool which is considered ‘current’. The town planning requirements reference Green Star Offices v3 which has been superceded now with two major updates of the Green Star rating tool. A 5 star ‘Offices v3’ rating would potentially achieve a ~4 star rating in Green Star Buildings v1.
- ✓ It is also highlighted that a certified rating is targeted. Therefore this requirement is considered to be exceeded.



## Green Star Buildings



Minimum requirement for the City of Melbourne (equivalent to ~5 star Green Star Offices v3)



# dexus

Target for 60 Collins Street development with Dexus

51

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

# Energy Efficiency

NABERS (National Australian Built Environment Rating System) can be used to measure a building's energy efficiency, greenhouse gas emissions, as well as the water consumed, the waste produced and the indoor environment quality.

NABERS ratings are based on in-use measurements of a building's performance, and not the design intent.

A 5 star minimum target is defined by the City of Melbourne for projects of this type and scale.

- ✓ The 60 Collins Street development is targeting a 5.5 Star NABERS Energy target for the base building office spaces in operation.
- ✓ This commitment is considered to exceed the planning requirements by at least ~25%.



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



# Water Efficiency

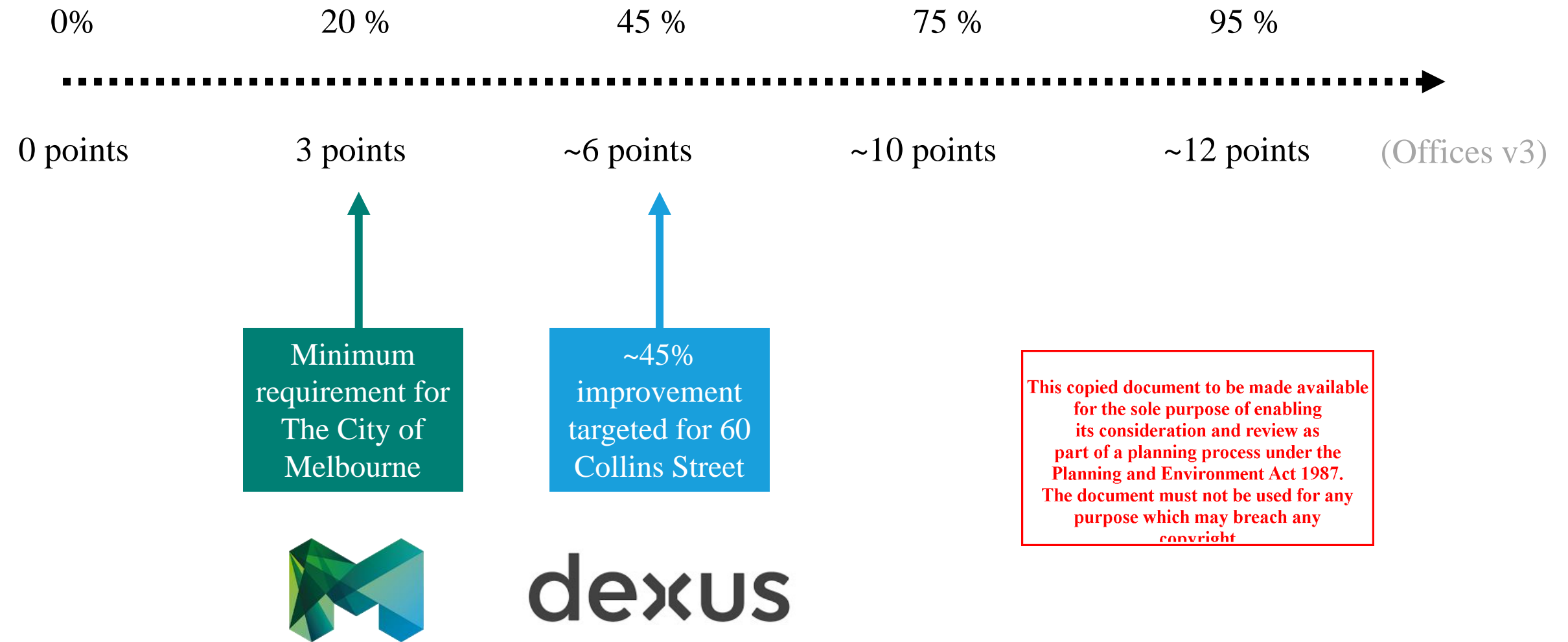
The City of Melbourne Planning Scheme requires at least 3 points to be targeted for the Wat-1 credit which is referring to a legacy version of the Green Star rating tool (Offices v3).

3 points using the legacy Green Star rating tool (Offices v3) represented a ~20% reduction in water compared to a standard practice building which doesn't include rainwater harvesting.

- ✓ The 60 Collins Street development is targeting a 45% reduction in potable water consumption for the 'Credit Achievement' compared to standard practice using the new Green Star Buildings v1 rating tool.
- ✓ This is considered equivalent to approximately 6 points using Green Star Offices v3.
- ✓ On this basis, the proposed development is considered to be exceeding the planning requirements.



Water



# Supporting Plans

The City of Melbourne Planning Scheme requires supporting information and plans as part of the Sustainability Management Plan.

The following are being undertaken by specialist consultants and have reports that are provided separately as part of this planning submission.

All are considered to overlap with the Green Star credit categories as outlined inset and are effectively targeted within the Green Star rating.

**This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright**



Management



Transport



Emissions

## Waste Efficiency

The City of Melbourne Planning Scheme requires an operational waste management plan to be developed in accordance with the City of Melbourne’s current version of the Waste Management Guidelines.

Please refer to the separate Operational Waste Management Report by Arup.

- ✓ The 60 Collins Street development is targeting the Operational Waste credit as part of the current Green Star Buildings v1, meeting the planning requirements.

## Transport

The City of Melbourne Planning Scheme end of trip and bike parking provisions to be made in accordance with the provisions outlined in the policy documentation for the various types of spaces.

Please refer to the separate Transport Report by Cardno.

- ✓ The 60 Collins Street development is targeting the Movement and Place credit as part of the current Green Star Buildings v1, exceeding the numbers for the planning requirements.

## Stormwater

The City of Melbourne Planning Scheme requires stormwater management targets to be met in accordance with the best practice environmental management guidelines, CSIRO 1999.

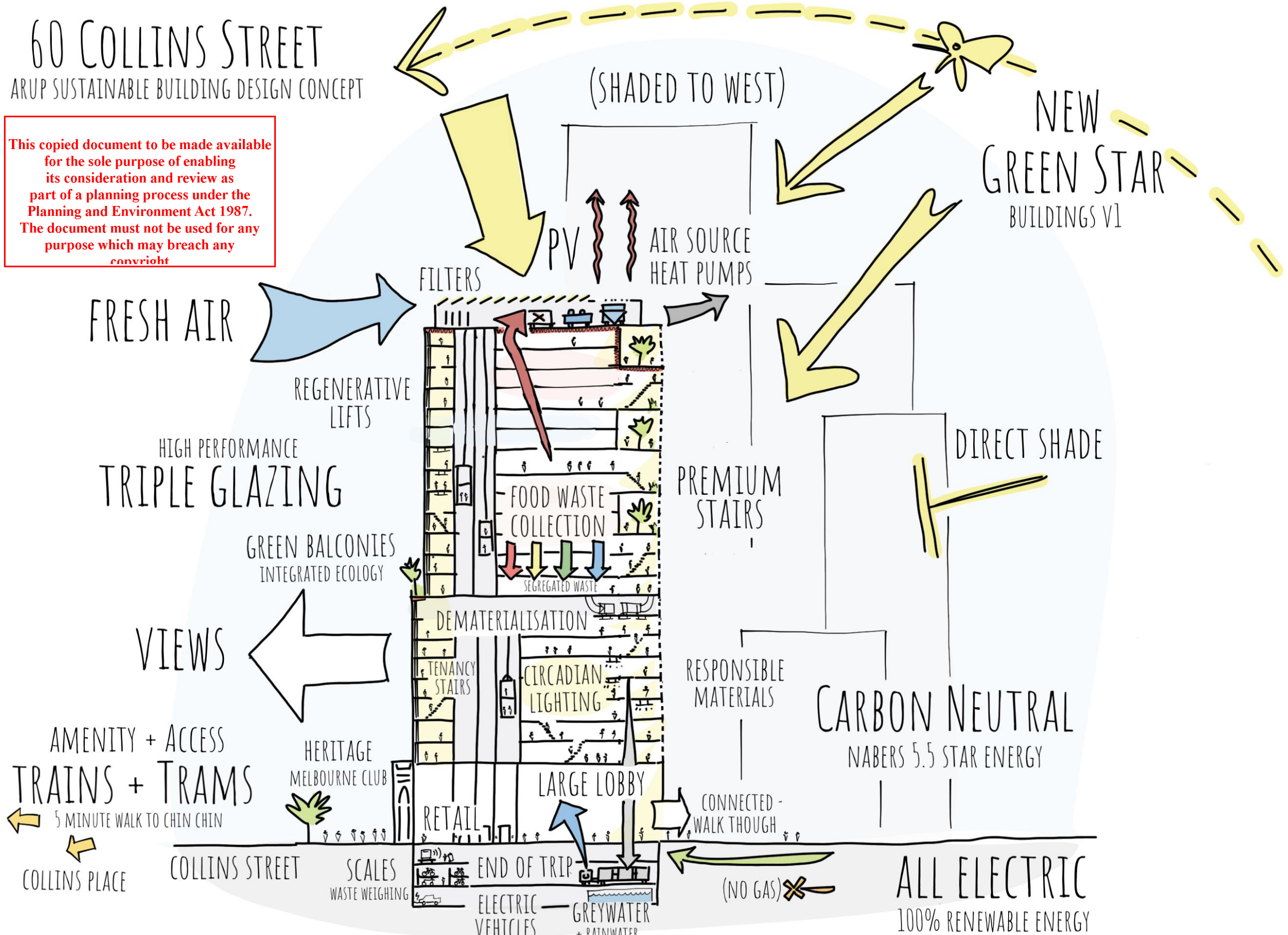
Please refer to the separate Stormwater Report by Enstruct.

- ✓ The 60 Collins Street development is targeting the Waterway Protection credit as part of the current Green Star Buildings v1 rating in the Nature category and meeting the planning requirements.

# Strategy

## 60 COLLINS STREET ARUP SUSTAINABLE BUILDING DESIGN CONCEPT

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



# Strategy Overview

The 60 Collins Street development is committed to achieving a 5 star Green Star Buildings v1 rating for the building, indicating a level of ‘Australian Excellence’ using the most up to date version of the rating tool currently available.

This requires a minimum of 35 points in the Green Star Buildings v1 tool in addition to all of the mandatory credits that are defined as ‘*Minimum Expectations*’ for any rating (new to Green Star Buildings v1).

It is considered that by pursuing the targets in accordance with the Green Star standards, the objectives stipulated in section 22.19-2 and the policy requirements defined in section 22.19-3 in the Melbourne Planning Scheme will be achieved as summarised in the previous section.

The Green Star pathway to achieve a 5 star rating is outlined in further detail within the following pages.

It should be noted that the specific credits that are targeted may change throughout the course of the project as final design is detailed and construction documentation is provided, however the project is committed to the overall goal of a 5 star Green Star Buildings v1 rating.

## Green Star Buildings v1 new Categories



### Responsible

Recognises activities that ensure the building is designed, procured, built and handed over in a responsible manner.



### Healthy

Promotes actions and solutions that improve the physical and mental health of occupants.



### Resilient

Encourages solutions that address the capacity of the building to bounce back from short-term shocks and long-term stresses



### Positive

Encourages a positive contribution to key environmental issues of carbon, water and the impact of materials.



### Places

Supports the creation of safe, enjoyable, integrated and comfortable places.



### People

Encourages solutions that address the social health of the community.



### Nature

Encourages active connections between people and nature and rewards creating biodiverse green spaces in cities.



### Leadership

Recognises projects that set a strategic direction, build a vision for industry or enhance the industry’s capacity to innovate.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



# Responsible

The Responsible category in Green Star recognises activities that ensure the building is designed, procured, built and handed over in a responsible manner.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

The following features are proposed and included as part of the development at this stage:

- ✓ **Industry Development** – Dexus have appointed Arup as a Green Star Accredited Professional who will disclose the cost of sustainable building practices to the GBCA, and market the building’s sustainability achievements.
- ✓ **Responsible Construction** – Dexus will appoint a builder or head contractor who has an environmental management system in place to manage its environmental impacts on site. Further the builder will divert at least 90% of construction and demolition waste from landfill and waste contractors and facilities comply with the Green Star Construction and Demolition Waste Reporting Criteria. They will also provide training on the sustainability targets of the building to their subcontractors and staff.
- ✓ **Verification + Handover** - The building will be commissioned and tuned. The building will be set up for optimum ongoing management due to its appropriate metering and monitoring systems. The project team will create and deliver operations and maintenance information to the facilities management team at the time of handover. Information will be made available to building users on how to best use the building. An independent level of verification will be provided to the commissioning and tuning activities through the involvement of an independent commissioning agent and through a soft landings approach involving the future facilities management team.
- ✓ **Operational Waste** - The project team will demonstrate the building is designed to allow effective management of operational waste by separating waste streams, providing a dedicated and adequately sized waste storage area; and ensuring easy and safe access to waste storage areas for both occupants and waste collection contractors. This includes bin wash and bin scales for reporting recycling and contamination rates for NABERS Waste ratings and providing tenant feedback. Please refer to the Arup Operational Waste report for Town Planning that provides further detail with regards to the City of Melbourne Waste targets.
- ✓ **Responsible Structure** - 80% of all structural components (by cost) will meet a Responsible Products Value score of at least 10 using the Green Star responsible products calculator. This will include consideration of concrete and steel specifications.
- ✓ **Responsible Finishes** - 60% of all internal building finishes (by area) meet a Responsible Products Value score of at least 7 using the Green Star responsible products calculator. This will include consideration of flooring, blind, ceiling panel and internal wall specifications.

Further opportunities to achieve points within the Responsible category will be explored as the design develops.

## 3 / 3 Minimum Expectations + 8 / 17 Green Star points

# Healthy

The Healthy category in Green Star promotes actions and solutions that improve the physical and mental health of occupants.

The following features are proposed and included as part of the development at this stage:

- ✓ **Clean Air** – Pollutants entering the building will be minimised by separating the building’s supply air from sources of pollutants by a suitable distance in accordance with the greater of ASHRAE 62.1:2013 and the Australian Standard 1668:2012. All mechanical ventilation equipment will be designed to provide adequate access to components within the air distribution system for cleaning and kept clean to a recognised standard during construction. Further, a high level of fresh air (50% more than in the Australian Standard) will be provided to ensure levels of indoor pollutants are maintained at acceptable levels.
- ✓ **Light Quality** - The building will provide best practice lighting levels suitable for the typical tasks in each space including consideration of surface illuminance on the walls, flicker-free lighting, high colour rendering index (CRI), high uniformity levels and meeting minimum maintained illuminance values in accordance with AS/NZS 1680.1:2006. Glare from light sources will also be limited within the occupied areas through glare control devices such as baffles, louvers, diffusers or other means. Best practice levels of daylight (at least 40% of the occupied floor area) will also be provided and the design team will seek to maximise the number of occupants that are in or near daylight areas during their daily activities including indoor common spaces.
- ✓ **Acoustic Comfort** – An Acoustic Comfort Strategy will be prepared to describe how the building and acoustic design aims to deliver acoustic comfort to the building occupants which includes consideration of acoustic separation, impact noise transfer and reverberation in accordance with industry standards. The building will be designed and tested to achieve minimum acoustic performance requirements aligned with the Acoustic Comfort Strategy.
- ✓ **Exposure to Toxins** - The building’s paints adhesives, sealants, carpets, and engineered wood products will be low or non-toxic. Occupants will not be exposed to banned or highly toxic materials in the building. This will be verified with on-site tests to demonstrate that the completed building has low Volatile Organic Compounds (VOC) and formaldehyde levels.
- ✓ **Connection to Nature** - The building provides high quality external views to at least 60% of the occupied area, will include indoor plants, and will incorporate nature-inspired design. An ongoing maintenance plan will be established to ensure plant health is maintained.

Further opportunities to achieve points within the Healthy category will be explored as the design develops.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

# 3 / 3 Minimum Expectations + 9 / 14 Green Star points

# Resilient

The Resilient category in Green Star encourages solutions that address the capacity of the building to bounce back from short term shocks and long term stresses.

The following features are proposed and included as part of the development at this stage:

- ✓ **Climate Change Resilience** – The project team will develop a project-specific climate change risk and adaptation assessment for the building. Extreme and high risks where identified will be addressed. The project team will consider direct damage or failure of project components, accelerated deterioration of project components or reduced design life, reduced operating capacity, climate hazard impacts to surrounding areas (e.g. impacting access and egress), impacts to the health and wellbeing of building occupants and other relevant stakeholders; and indirect risks from impacts to other interdependent systems and services (e.g. transport networks, power, water, and telecommunications). Both historic and future data will be used when undertaking this assessment.
- ✓ **Heat Resilience** - At least 75% of the whole site area will comprise of one or a combination of strategies that reduce the heat island effect. Vegetation, green roofs, light roofing materials, light paving and shaded structures will be considered as part of this solution whilst acknowledging that photovoltaic (PV) panels are not applicable to the criteria and will be subtracted from the site area before the calculation is undertaken in accordance with the Green Star Buildings Submission Guidelines.

Further opportunities to achieve points within the Resilient category will be explored as the design develops.

This copied document to be made available  
for the sole purpose of enabling  
its consideration and review as  
part of a planning process under the  
Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright

# 1 / 1 Minimum Expectations + 2 / 8 Green Star points

## Positive

The Positive category in Green Star encourages a positive contribution to key environmental issues including energy, water and the consumption of materials.

The following features are proposed and included as part of the development at this stage:

- ✓ **Upfront Carbon Emissions** - The building's upfront carbon emissions will be at least 10% less than those of a reference building. It is proposed that improvements to the project's concrete and steel structural specifications amongst other material upgrades to be explored and nominated as the design develops will achieve this target.
- ✓ **Energy Use** – The building's energy use will be at least 30% less than a reference building. It is proposed that the project's energy efficient façade design, HVAC, lighting and lifts with the integrated renewable energy will achieve this target. This is considered 'Exceptional Performance' in the Green Star Buildings v1 tool.
- ✓ **Energy Source** – The building will provide a Zero Carbon Action plan and 100% of the building's electricity will come from renewable energy.
- ✓ **Other Carbon Emissions** - Dexus are committed to eliminating or offsetting emissions from refrigerants as part of their Carbon Neutral strategy.
- ✓ **Water Use** – The building will install efficient water fixtures with rainwater harvesting and greywater treatment also incorporated. It is anticipated to use 45% less potable water compared to a reference building.
- ✓ **Life Cycle Impacts** - The project will demonstrate a 30% reduction in life cycle impacts when compared to standard practice with consideration of both the upfront and operational carbon across a 60 year timeframe. A whole building, whole of life cycle analysis will be undertaken by the project team to demonstrate this target is met.

Further opportunities to achieve points within the Positive category will be explored as the design develops.

This copied document to be made available  
for the sole purpose of enabling  
its consideration and review as  
part of a planning process under the  
Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright

# 4 / 4 Minimum Expectations + 16 / 30 Green Star points

# Places

The Places category in Green Star supports the creation of safe, enjoyable, integrated and comfortable places.

The following features are proposed and included as part of the development at this stage:

- ✓ **Movement and Place** – The building includes showers and changing facilities for building occupants that are accessible, inclusive and located in a safe and protected space. The building’s design and location prioritises walking, cycling, and transport options that reduce the need for private fossil fuel powered vehicles. This includes 342 bike parks accessed by a dedicated entry with an end of trip facility and repair station in the basement. Further only 41 car parking spaces are provided given the site’s excellent public transport access.

Please refer to the Cardno Transport report for Town Planning that provides further detail with regards to the City of Melbourne Transport targets.

Further opportunities to achieve points within the Places category will be explored as the design develops.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

# 1 / 1 Minimum Expectations + 3 / 8 Green Star points

# People

The People category in Green Star encourages solutions that address the social health of the community.

The following features are proposed and included as part of the development at this stage:

- ✓ **Inclusive Construction Practices** – During the building’s construction, the head contractor will provide gender inclusive facilities and protective equipment. The head contractor will also install policies on-site to increase awareness and reduces instances of discrimination, racism and bullying. The head contractor will provide high quality staff support on-site to reduce at least five key physical and mental health impacts relevant to construction workers. They will also evaluate the effectiveness of their interventions.
- ✓ **Indigenous Inclusion** - The building’s design and construction will celebrate Aboriginal and Torres Strait Islander people, culture and heritage by playing an active role in the Dexus Reconciliation Action Plan and incorporating design elements using the Indigenous Design and Planning principle.

Further opportunities to achieve points within the People category will be explored as the design develops.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

1 / 1 Minimum Expectations + 3 / 9 Green Star points

## Nature

The Nature category in Green Star encourages active connections between people and nature and rewards creating biodiverse green spaces in cities.

The following features are proposed and included as part of the development at this stage:

- ✓ **Impacts to Nature** – The building was not built on, or significantly impacted, a site with a high ecological value.
- ✓ **Waterway Protection** - The building demonstrates an annual average flow reduction (ML/yr) of 40% compared to pre-development levels and meets specified pollutants targets for the ‘Credit Achievement’ as a minimum. This includes at least 85% reduction in Total Suspended Solids (TSS), at least a 90% reduction in Gross Pollutants, at least a 45% reduction in Total Nitrogen and at least a 65% reduction in Total Phosphorus. Further, for environmental management and to minimise the risk of chemical pollutants and other toxicants entering the stormwater system, chemical storage, loading, refuelling or work areas will install bunding, with any spills draining to trade waste or appropriate treatment devices. These areas will have an awning or roofing to separately divert rainfall into the stormwater system.

Please refer to the Enstruct Stormwater report for Town Planning that provides further detail with regards to the City of Melbourne Stormwater targets.

Further opportunities to achieve points within the Nature category will be explored as the design develops.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

# 1 / 1 Minimum Expectations + 2 / 14 Green Star points

# Leadership

The Leadership category in Green Star recognises projects that set a strategic direction, build a vision for industry or enhance the industry's capacity to innovate.

At this stage, the 'Leadership' category is new, replacing the previous 'Innovation' category. Many of the features and ideas that projects would typically consider in the 'Innovation' category have already been incorporated within the other categories.

At the time of writing, the Green Building Council of Australia who administer the Green Star rating tool have not identified any 'Leadership Challenges' as written in the Green Star Buildings v1 submission guidelines. Therefore at this stage the following 'Innovation Challenges' that are not incorporated elsewhere in the Green Star Buildings categories have been provisionally targeted:

- ✓ **Financial Transparency** – The project will evaluate and disclose the costs of achieving a Green Star rating with the GBCA at the 'Designed' and 'Certified' stages for the purposes of aggregating for research and public disclosure.
- ✓ **Ultra-low VOC paints** – 50% of paints by cost or area coverage will have a TVOC content less than 5g/L.
- ✓ **Culture, heritage and identity** – by retaining the existing Melville House at 52 Collins Street, the project will be a celebration of cultural heritage.
- ✓ **Beauty** – the precinct design will include a celebration of place, culture, spirit, with elements that are incorporated solely for the purpose of human delight. The external public spaces are considered to meet this criteria from the Living Building Challenge.
- ✓ **Green cleaning** – the building will use green cleaning services that prevent the use of contaminants that impact on indoor environment quality, occupant health and the natural environment for all common.
- ✓ **Green groundskeeping** – the building will adopt best practice green groundskeeping management procedures that prevent the use of chemicals that impact on plant quality, occupant health and the natural environment for all common green spaces including the terraces.
- ✓ **WELL Standard** – The project is targeting a WELL v2 Core Platinum rating which is considered to represent leadership. It is anticipated that a crosswalk between the new Green Star and WELL v2 will be developed and result in at least 2 Leadership points being awardable for elements of the design that are outside the scope of the Green Star rating tool.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

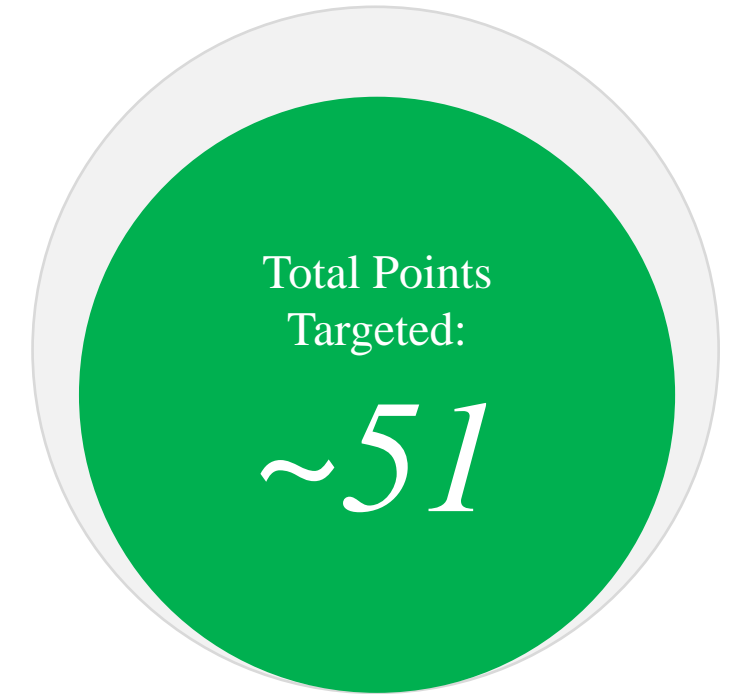
Further opportunities for gaining Leadership points will be explored as the design develops.

# 8 / 10 Green Star points



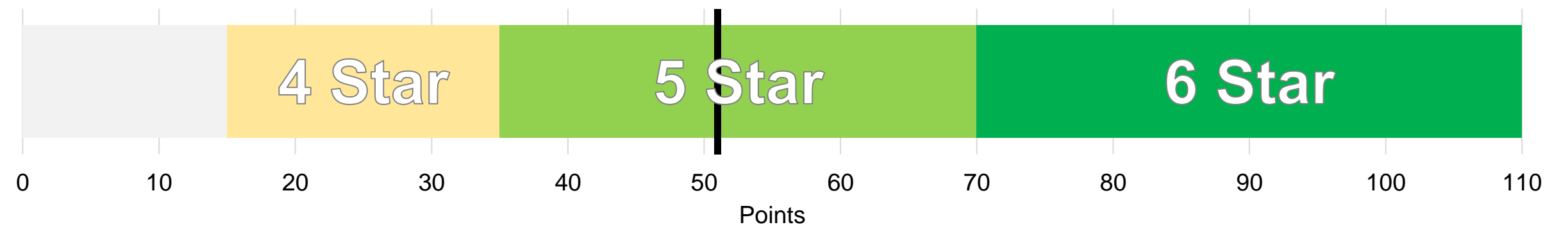
# Summary

ADVERTISED  
PLAN



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Overall Green Star Buildings Score



# Summary

The 60 Collins Street development is targeting ~51 points sufficient to achieve a 5 star Green Star rating using the most current version of the national Green Star rating tool (Buildings v1). This exceeds the 35 points required for a 5 star rating.

For the full Green Star scorecard, please refer to the appendix.

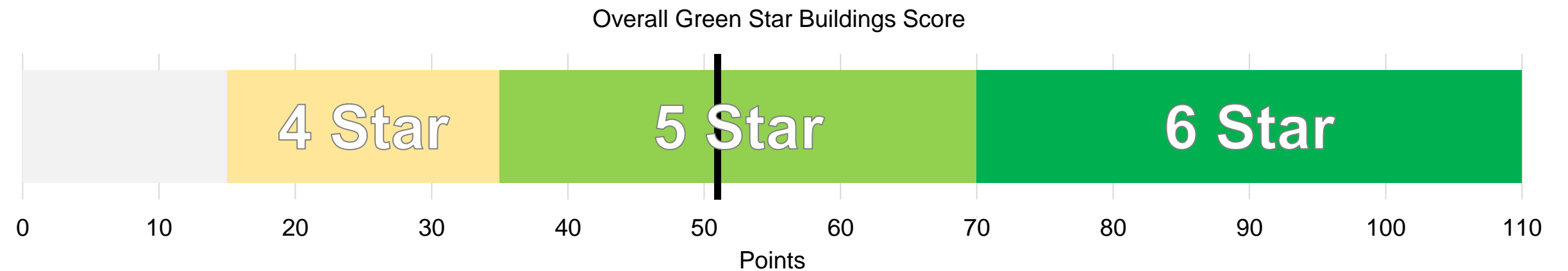
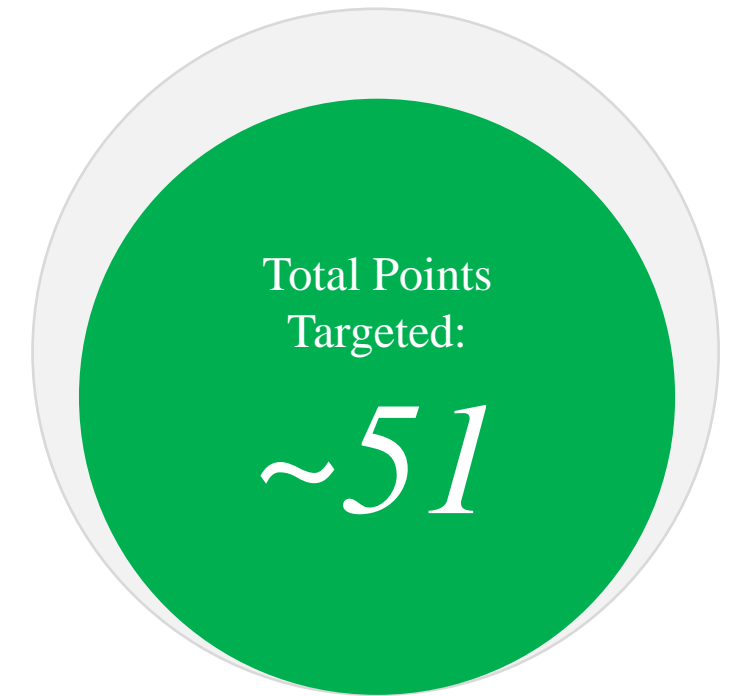
Further a 5.5 star NABERS Energy Base Building rating is targeted exceeding the 5 star target in the City of Melbourne Planning Scheme.

Please refer to the following plans which support the targets within the sustainability strategy and should be referred to:

- ✓ Stormwater Report (by Enstruct)
- ✓ Operational waste management plan (by Arup)
- ✓ Travel Plan (by Cardno)



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



# About Us

The analysis and report for this project was undertaken by Arup who have significant experience with analysing the design and performance of buildings.

The following team members and roles are acknowledged:

- Richard Stokes, Project ESD Lead
- Henry Jarvis, Analysis and documentation

# References + Standards

To complete the analysis and reporting, a series of standards and documents were reviewed and considered as part of the process.

The following standards were used as references:

- National Construction Code Volume One 2019
- Green Star Buildings v1 Submission Guidelines
- NABERS Rules v4.0
- Property Council of Australia Office Guidelines for New and Existing Buildings 2019
- The City of Melbourne Planning Scheme 22.19 and 22.23

The following documents were referred to:

- Bates Smart (Architect) Documentation for Planning
- NDY (Mechanical, Electrical, Hydraulic, Vertical Transport) Concept Design Documentation
- Enstruct (Structural and Civil) Concept Design Documentation
- Cardno (Travel Plan)
- Arup (Facades, Operational Waste)
- Dexus Project Brief

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

This copied document to be made available  
for the sole purpose of enabling  
its consideration and review as  
part of a planning process under the  
Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright

For further information, please contact:

Richard Stokes, Sustainability Lead



Level 2, 699 Collins Street

Docklands, Melbourne

3008

# Appendix | Green Star Pathway

This copied document to be made available  
for the sole purpose of enabling  
its consideration and review as  
part of a planning process under the  
Planning and Environment Act 1987.  
The document must not be used for any  
purpose which may breach any  
copyright

