



ANGLICAN DIOCESE CANBERRA BUILDING GREEN – 13 APRIL 2005

BRIEFING OF AN ARCHITECT OR PROPONENT ON GREEN REQUIREMENTS

In addition to normal briefing documents the following documents should be included:

1. “New Facilities for The Anglican Church – Report to The Anglican Church’s Environment Commission, Canberra – December 2004.”
2. A requirement to base the design of new facilities on the principles and details of the Green Building Council of Australia, Green Star Rating system and to utilize data from the website: www.gbcaus.org to achieve a minimum of a 4 Star Rating (Best Practice). Proposals to achieve a Green Star Rating of 5 Star (Australian Excellence) will be considered but will require a life cycle cost-benefit analysis to justify them. Current Green Star Rating Tools are:

Green Star – Office Design
Green Star – Office As Built
Green Star – Office Interiors
Green Star – Office Owners

3. Where the type of facility is not yet covered by a relevant Green Star Rating Tool the aims of the various Green Star Rating Tools shall be used to develop project objectives and outcomes suitable to that building type with a view to achieving similar percentage savings and improvements. Note that Green Star rating tools will be developed for the following building types before the end of 2006 (names may change):

Green Star - Education (Campus and School projects)
Green Star - Public Buildings (Class 9B)
Green Star - Retail (Shopping Centres and Supermarkets)
Green Star - Health (Hospitals)
Green Star - Residential (single dwelling homes)

4. The following text prepared by Maria Atkinson, Executive Director, Green Building Council of Australia.

The following outline brief has been provided by Maria Atkinson, Executive Director Green Building Council of Australia.

13 April 2005

If the Proponent/Architect is of the opinion that The Diocese will benefit from variations to the minimum specifications stated, the Proponent must detail the alternative.





The Diocese expects the “alternative” specifications nominated to reflect cost effective innovation and the overall design objectives of the project.

The following footnotes provide additional explanation to the specification where standard practice could be considered environmentally questionable.

The explanation provides a minimum standard expected by The Diocese which encourages innovative solutions by the Proponent.

There is an opportunity for the Proponent to provide an innovative response to the standard practice or specification indicated. Where the Proponent takes this initiative the response should indicate what the innovation is and how it is of benefit.

- 1. Life Cycle Impact.** The Diocese expectation regarding life cycle impact is that the materials and components used within the building will last at least twenty five years with minimal or standard cleaning and maintenance. At the same time, materials with cost effective, low environmental impact should be considered and included. The Diocese will give preference to cost effective innovations in low embodied energy and low environmental impact materials and their benefits over the life of the building. Cost effective innovations that require replacement over the life of the lease may be included if the overall environmental benefits can be shown.
- 2. Material Selection.** Many standard, modern, commercial, building materials have low or minimal recycled content and are difficult to reuse and recycle. The Diocese is expecting a commercial level of finish for the project. The Diocese will give preference to cost effective innovations in the use of materials that have high recycled content and/or are easy to recycle, or the material is part of a product stewardship programme so that it is taken back by the original supplier at the end of its life. Innovation can include recycling of materials that have previously been difficult to reuse/recycle as long as this ability can be evidenced.
- 3. Indoor Environment Quality.** Many standard, modern, building materials use chemicals as part of their manufacture, content or installation. The Diocese will give preference to cost effective innovations in use of materials and solutions that have low toxicity content particularly formaldehyde and volatile organic compounds. Preference will also be given to solutions for installation that do not rely on adhesives or use adhesives that are low in volatile organic compounds and formaldehyde content. Preference will also be given to installation methods that are re-usable.
- 4. Water.** The Diocese requires its projects to be water efficient. Cost effective innovative solutions that assist in the saving, storage, re-use of all water will be given preference.
- 5. Energy. Ventilation and Internal Conditions.** The climate is a large factor in dealing with heating and cooling and appropriate ventilation of the project. The Diocese will give preference to cost effective innovations in ventilation that increase the amount of natural ventilation and reduce the water and energy required to provide this ventilation. The Diocese will give preference to





proposals that use cost effective innovations in the façade, glazing and sun shading where they allow the building to use less energy, water or resources and provide for a better quality of internal environment.

- 6. Cleaning and Maintenance.** The Diocese will give preference to cost effective innovations in use of materials. Preference will also be given to cost effective innovations requiring minimal or no chemicals and where chemicals are required for cleaning, they can be disposed of safely and easily without damaging building systems or waterways.

Phillip D Isaacs

