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Consultant Advice Notice

Project:	Rockpool Northshore	**Project No.**	1041450
Subject:	Green Star Design Risks	**Doc No.**	CAN-SY-008
Author:	David Sparks	**Date:**	27/02/2024
Attention:	Ebonie Fox and Cameron Gorrie (McNab)	**Revision:**	-

This Consultant Advice Notice has been prepared to demonstrate that the project team are committed to achieving a 5-Star Green Star Buildings rating, and to show that project actions and are significantly progressed to ensure all Minimum Expectations and targeted Credits are on track to be achieved.

Following is a summary of the strategies that demonstrate the Green Star objectives and 5-Star outcome are on track to be delivered.

- The Rockpool Northshore project team are fully committed to the project achieving a 5-Star Buildings v1.0 certification, as evidenced by the following (of which further evidence can be provided);
    - The property Contract for Sale between Rockpool and MEDQ includes the requirement for the constructed RAC facility to achieve 5-Star Green Star rating.
    - The Head Contract for construction of the facility between Rockpool and McNab will include the requirement for the design and construction of the facility to achieve a 5-Star Green Star rating.
    - A Green Star Accredited Professional (GSAP) has been engaged for the project.
    - Engagement of the design consultants for the project includes requirement in their agreements that the project is to achieve 5-star Green Star rating.
- A 5-star Green Star credit pathway has been developed for the project, and the building design is being developed in accordance with this credit pathway (attached).
    - The credit pathway identifies a score of 46 points – deemed to be a sufficient buffer over the required 35 points to achieve 5-Star rating.
- Actions are significantly progressed to finalise any design and construction actions required to achieve Credits that could be viewed as impacted by the later timing of Designed submission:
    - Credit 2 – Responsible Construction
        - A waste contractor is not yet engaged. To mitigate this, McNab has committed to engage a Waste Contractor that is compliant with the Green Star Construction and Demolition Waste Reporting Criteria.
    - Credit 3 – Verification and Handover
        - Commissioning requirements are not yet able to be demonstrated. To mitigate this, Specifications for subcontractors require adherence to the Green Star Specification developed for the project.
        - McNab are engaging an air-tightness consultant to review the design and provide input into additional design detailing and construction actions to ensure compliance.
        - Rockpool is in the process of contracting an Independent Commissioning Agent, who will be scoped to advise, monitor, and verify the commissioning and tuning of the nominated building systems throughout the design, tender, construction, commissioning, and tuning phases of the project. They will report to Rockpool
    - Credit 6 – Responsible Structure
        - Structural components are not yet procured. To mitigate this McNab will commits to managing their procurement of structural components to ensure at least 50% will meet a Responsible Products Value of at least 10.

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- Credit 9 – Responsible Finishes
  - Structural components are not yet procured. To mitigate this McNab will commits to managing their procurement of finishes components to ensure at least 40% will meet a Responsible Products Value of at least 7.
- Credit 11 – Light Quality
  - The lighting design has not yet been completed and specific luminaires have not yet been determined. To mitigate this, the Green Star Specification requires compliance. The project team is continuing to engage with the electrical and lighting teams to determine compliant options.
- Credit 13 – Exposure to Toxins
  - Not all relevant materials (paints, adhesives, sealants, carpets, engineered wood products) are specified. To mitigate this, the Green Star Specification requires compliance.
  - A tight construction management approach will be implemented for all relevant product types, requiring pre-approval by McNab prior to purchase and use of the product on-site. A register will be kept to track compliance throughout construction
  - McNab will engage testing professionals to verify that TVOC and formaldehyde levels are within the concentration limits stipulated in the Green Star Building v1 submission guidelines. This will be conducted after PC and prior to occupation
- Credit 15 – Connection to Nature
  - Rockpool is intending to target Credit 15 Connection to Nature via the 'Interaction with Nature' pathway. Residents and other occupants will be enabled to interact with nature either inside the building, or externally through a garden. The allocated area will be made accessible for residents with varying levels of mobility and will have the necessary infrastructure to allow the activity to occur (for example water source/taps for irrigation, storage area for tools and equipment). The project team are developing details about ongoing management plan for plants/garden areas and evidence of how residents/occupants can interact with nature
- Credit 31 – Inclusive Construction Practices
  - Construction has not yet begun. However McNab is committed to implementing and providing evidence of the required programmes and actions during construction.
- Credit 34 – Design for Inclusion
  - Internal design is not yet finalised. The project team and Owner are committed to undertaking the required needs analysis and using it to inform the final internal design to meet compliance.
- Credit 35 – Impacts to Nature
  - External lighting is not yet finalised. To mitigate this, the Specification requires compliance. McNab will require the lighting contractor to provide the following:
- Credit SSC02 – Tenant Energy Source
  - Rockpool will provide a public commitment to purchase 100% renewable energy for 100% of the electricity used by the building. Rockpool will procure 100% renewable energy of behalf of all residential and cafe tenants as a part of their tenancy agreement.

We trust this provides confidence that the construction of the vertical structure has minimal impact on the overall rating, the strategy developed includes for sufficient buffer credits, the project team is sufficiently experience in Green Star ratings and there is a contingency plan in the event of any issues.

The 'Designed' assessment process by Green Building Council of Australia will take a number of months. As such, we propose that the timing on the condition be amended to ensure that the building works are not unreasonably delayed whilst ensuring that the 'Designed' assessment from the Green Building Council of Australia is still provided early in the construction programme.

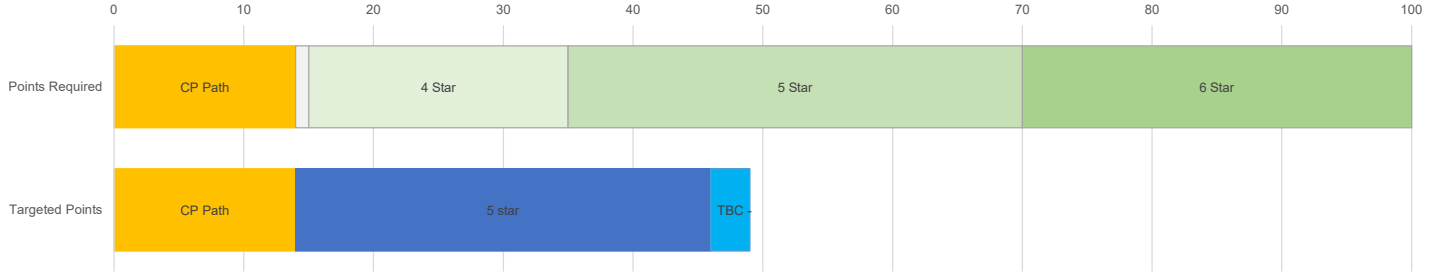
PATHWAY SUMMARY

Project:	1041450	Comments / changes from previous revision	
Project No.	Rockpool Northshore Hamilton	Issued for Review. Reeduced TBC and adjusted Targeted.	
Date:	27/02/24		
Revision:	D		
Prepared By:	David Sparks		

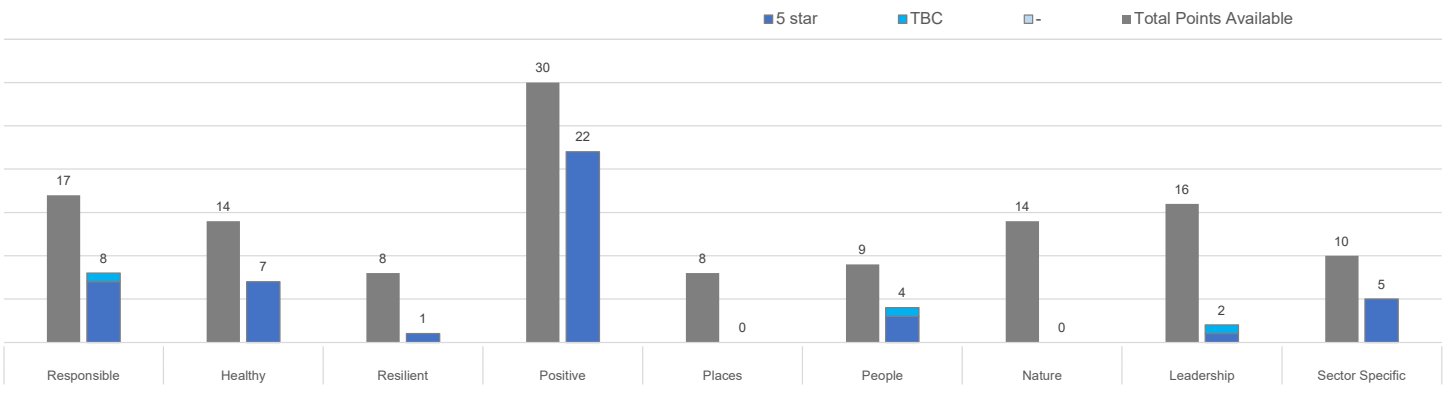
Note: This document provides detail on the rating strategy, credit criteria and project specific comments. It is the responsibility of each party (design and construction teams) to understand the credit compliance requirements and submission evidence required for certification. Refer to the Green Star Buildings Submission Guidelines Version 1 published by the GBCA for further details.

PATHWAY	TARGET RATING	5 star	TBC	-
Minimum Expectations Met *(15no. - no points awarded)*	Yes	Yes	Yes	Yes
Climate Positive Path points targeted (14 points required)	Yes	14	14	14
Points targeted to be achieved	**35**	**46**	**49**	**49**
Rating to be achieved	**5 star**	**5 star**	**5 star**	**5 star**
Estimated Costs	**N/A**	**$0**	**$0**	**$0**

These costs are indicative and must be confirmed by the Cost Consultant and/or the Contractor



Category	Minimum Expectations met (Yes/No)	Total Points Available	5 star	TBC	-
Responsible	Yes	*17*	7	1	0
Healthy	Yes	*14*	7	0	0
Resilient	Yes	*8*	1	0	0
Positive	Yes	*30*	22	0	0
Places	Yes	*8*	0	0	0
People	Yes	*9*	3	1	0
Nature	Yes	*14*	0	0	0
TOTAL CORE	Yes	***100***	**40**	**2**	**0**
Leadership		*16*	1	1	0
Sector Specific		*10*	5	0	0
TOTAL FOR RATING		***100***	**46**	**3**	**0**
CUMULATIVE POINTS		***100***	**46**	**49**	**49**



SCORECARD

Project: 1041450 (Rockpool Northshore Hamilton) **Revision: D (27/2/2024)**

Key:	Minimum Expectation	Credit	Exceptional	CP Pathway

Credit	Minimum Expectation	Credit Achievement	Exceptional Performance	Total points available	Minimum Expectation	5 star	TBC	-
Responsible	***(3)***	**11**	**6**	**17**	***(3)***	**7**	**1**	**0**
[1-CA] Industry Development		1		**1**		**1**	-	-
[2-ME] Responsible Construction	•			•	✓	-	-	-
[2-CA] Responsible Construction		1		**1**		**1**	-	-
[3-ME] Verification and Handover	•			•	✓	-	-	-
[3-CA] Verification and Handover		1		**1**		**1**	-	-
[4-ME] Operational Waste	•			•	✓	-	-	-
[5-CA] Responsible Procurement		1		**1**		-	-	-
[6-CA] Responsible Structure		3		**3**		**3**	-	-
[6-EP] Responsible Structure			2	**2**		-	-	-
[7-CA] Responsible Envelope		2		**2**		-	-	-
[7-EP] Responsible Envelope			2	**2**		-	-	-
[8-CA] Responsible Systems		1		**1**		-	-	-
[8-EP] Responsible Systems			1	**1**		-	-	-
[9-CA] Responsible Finishes		1		**1**		**1**	-	-
[9-EP] Responsible Finishes			1	**1**		-	**1**	-
Healthy	***(4)***	**11**	**3**	**14**	**4**	**7**	**0**	**0**
[10-ME] Clean Air	•			•	✓	-	-	-
[10-CA] Clean Air		2		**2**		-	-	-
[11-ME] Light Quality	•			•	✓	-	-	-
[11-CA] Light Quality		2		**2**		**2**	-	-
[11-EP] Light Quality			2	**2**		-	-	-
[12-ME] Acoustic Comfort	•			•	✓	-	-	-
[12-CA] Acoustic Comfort		2		**2**		**2**	-	-
[13-ME] Exposure to Toxins	•			•	✓	-	-	-
[13-CA] Exposure to Toxins		2		**2**		**2**	-	-
[14-CA] Amenity and Comfort		2		**2**		-	-	-
[15-CA] Connection to Nature		1		**1**		**1**	-	-
[15-EP] Connection to Nature			1	**1**		-	-	-
Resilient	***(1)***	**8**	**0**	**8**	***(1)***	**1**	**0**	**0**
[16-ME] Climate Change Resilience	•			•	✓	-	-	-
[16-CA] Climate Change Resilience		1		**1**		**1**	-	-
[17-CA] Operations Resilience		2		**2**		-	-	-
[18-CA] Community Resilience		1		**1**		-	-	-
[19-CA] Heat Resilience		1		**1**		-	-	-
[20-CA] Grid Resilience		3		**3**		-	-	-

SCORECARD

Project: 1041450 (Rockpool Northshore Hamilton) **Revision: D (27/2/2024)**

Key:	Minimum Expectation	Credit	Exceptional	CP Pathway

Credit	Minimum Expectation	Credit Achievement	Exceptional Performance	Total points available	Minimum Expectation	5 star	TBC	-
Positive	***(4)***	**16**	**14**	**30**	***(4)***	**22**	**0**	**0**
[21-ME] Upfront Carbon Emissions	•			•	✓	-	-	-
[21-CA] Upfront Carbon Emissions		3		**3**		**3**	-	-
[21-EP] Upfront Carbon Emissions			3	**3**		-	-	-
[22-ME] Energy Use	•			•	✓	-	-	-
[22-CA] Energy Use		3		**3**		**3**	-	-
[22-EP] Energy Use			3	**3**		**3**	-	-
[23-ME] Energy Source	•			•	✓	-	-	-
[23-CA] Energy Source		3		**3**		**3**	-	-
[23-EP] Energy Source			3	**3**		**3**	-	-
[24-CA] Other Carbon Emissions		2		**2**		**2**	-	-
[24-EP] Other Carbon Emissions			2	**2**		-	-	-
[25-ME] Water Use	•			•	✓	-	-	-
[25-CA] Water Use		3		**3**		**3**	-	-
[25-EP] Water Use			3	**3**		-	-	-
[26-CA] Life Cycle Impacts	-	2		**2**		**2**	-	-
Places	***(1)***	**8**	**0**	**8**	***(1)***	**0**	**0**	**0**
[27-ME] Movement and Place	•			•	✓	-	-	-
[27-CA] Movement and Place		3		**3**		-	-	-
[28-CA] Enjoyable Places		2		**2**		-	-	-
[29-CA] Contribution to Place		2		**2**		-	-	-
[30-CA] Culture, Heritage and Identity		1		**1**		-	-	-
People	***(1)***	**7**	**2**	**9**	***(1)***	**3**	**1**	**0**
[31-ME] Inclusive Construction Practices	•			•	✓	-	-	-
[31-CA] Inclusive Construction Practices		1		**1**		**1**	-	-
[32-CA] Indigenous Inclusion		2		**2**		-	-	-
[33-CA] Procurement and Workforce Inclusion		2		**2**		-	-	-
[33-EP] Procurement and Workforce Inclusion			1	**1**		-	-	-
[34-CA] Design for Inclusion		2		**2**		**2**	-	-
[34-EP] Design for Inclusion			1	**1**		-	**1**	-
Nature	***(1)***	**10**	**4**	**14**	***(1)***	**0**	**0**	**0**
[35-ME] Impacts to Nature	•			•	✓	-	-	-
[35-CA] Impacts to Nature		2		**2**		-	-	-
[36-CA] Biodiversity Enhancement		2		**2**		-	-	-
[36-EP] Biodiversity Enhancement			2	**2**		-	-	-
[37-CA] Nature Connectivity		2		**2**		-	-	-
[38-CA] Nature Stewardship		2		**2**		-	-	-
[39-CA] Waterway Protection		2		**2**		-	-	-
[39-EP] Waterway Protection			2	**2**		-	-	-

SCORECARD

Project: 1041450 (Rockpool Northshore Hamilton) **Revision: D (27/2/2024)**

Key: Minimum Expectation | Credit | Exceptional | CP Pathway

Credit		Minimum Expectation	Credit Achievement	Exceptional Performance	Total points available		Minimum Expectation	5 star	TBC	-
Leadership			**12**	**0**	**12**			**1**	**1**	**0**
[40-1] Market Transformation - 1			1		**1**			-	-	-
[40-2] Market Transformation - 2			1		**1**			-	-	-
[40-3] Market Transformation - 3			1		**1**			-	-	-
[40-4] Market Transformation - 4			1		**1**			-	-	-
[40-5] Market Transformation - 5			1		**1**			-	-	-
[41] Leadership - Climate Positive Pathway			1		**1**			**1**	-	-
[42-CA] Leadership - Circular Economy				0	**0**			-	-	-
[42-EP] Leadership - Circular Economy			0		**0**			-	-	-
[43-CA] Leadership - Responsible Structure			1		**1**			-	-	-
[44-CA] Leadership - Responsible Envelope			1		**1**			-	-	-
[45-CA] Leadership - Responsible Systems			1		**1**			-	-	-
[46-CA] Leadership - Responsible Finishes			1		**1**			-	-	-
[47-CA] Leadership - Fossil Fuel Fee Construction Site			1		**1**			-	**1**	-
[47-H] Leadership - Fossil Fuel Fee Construction Site			1		**1**			-	-	-
[47-EP] Leadership - Fossil Fuel Fee Construction Site			0		**0**			-	-	-
[48] Leadership - TBC				0	**0**			-	-	-
[49] Leadership - TBC			0		**0**			-	-	-
[50] Leadership - TBC			0		**0**			-	-	-
[51] Leadership - TBC			0		**0**			-	-	-
Sectors			**4**	**6**	**10**			**5**	**0**	**0**
[SS1-CA] Upfront Tenant Emissions			1		**1**			-	-	-
[SS1-EP] Upfront Tenant Emissions				2	**2**			-	-	-
[SS2-CA] Collaborative Leasing			1		**1**			-	-	-
[SS2-EP] Collaborative Leasing				1	**1**			-	-	-
[SS3-CA] Tenant Energy Emissions			2		**2**			**2**	-	-
[SS3-EP] Tenant Energy Emissions				3	**3**			**3**	-	-
			0		**0**			-	-	-
			0		**0**			-	-	-
			0		**0**			-	-	-
			0		**0**			-	-	-

Project: 1041450 (Rockpool Northshore Hamilton)				Revision: D (27/2/2024)				
Credit	**Total points available**	**Targeted**	**Credit Criteria**	**Key Credit Requirements** *(refer to GBCA Submission Guidelines for full details)*	**Key Deliverables: Design Review** *(refer to GBCA Submission Guidelines for full details)*	**Key Deliverables: Certification Submission** *(refer to GBCA Submission Guidelines for full details)*	**Primary Responsibility**	**Input or contribution to achieving credit**
Responsible	**17**		**Recognises activities that ensure the building is designed, procured, built and handed over in a responsible manner.**					
[1-CA] Industry Development	**1**	**5 star**	The building owner or developer appoints a Green Star Accredited Professional, discloses the cost of sustainable building practices to the GBCA, and markets the building's sustainability achievements.	**Green Star Accredited Professional**: act as the GBCA 'Project Contact' f; provide advice, guidance & support from registration through to certification to the project team; and ensure the team has access to the information covering Green Star principles, structure, timing and process.	**Green Star Accredited Professional (GSAP)** - Letter of appointment from the client or head contractor confirming the appointment of a Green Star AP in the project, including the scope of works. - Sample Meeting minutes demonstrating input from the Green Star AP.	**Green Star Accredited Professional (GSAP)** - Letter of appointment from the client or head contractor confirming the appointment of a Green Star AP in the project, including the scope of works. - Sample Meeting minutes demonstrating input from the Green Star AP. - Letter from the Client confirming that the Green Star AP satisfactorily fulfilled their engagement responsibilities as per the scope of works and requirements of this credit.	Developer ESD	
				Financial Transparency: The project team must complete, and include in the submission, the Green Star Financial Transparency Disclosure Template and provide the project's financial data in Excel format with the project's Green Star submission.	**Financial Transparency** - Completed Green Star Financial Transparency disclosure template. - Statement or report from quantity surveyor, project manager or Green Star AP from the project, supporting the costs outlined in the disclosure template.	**Financial Transparency** - Completed Green Star Financial Transparency disclosure template. - Statement or report from quantity surveyor, project manager or Green Star AP from the project, supporting the costs outlined in the disclosure template.	Developer Cost Consultant	
				Marketing Sustainability: the project's marketing team must complete the Green Star Case Study Template, must detail how the building will detail its sustainability achievements to its stakeholders, and the Green Star certification achieved for the project must be prominently displayed in a location that is visible to the public or visitors.	**Marketing Sustainability Achievements** - Developed samples of the marketing material. - Samples of information on the benefits of sustainability in a public and prominent way. - Proposed plans showing the location where the Green Star certification will be prominently displayed.	**Marketing Sustainability Achievements** - Professional photos of the finished project and information for a Case Study. - Developed samples of the marketing material. - Samples of information on the benefits of sustainability in a public and prominent way. - Plans or photographs showing the location where the Green Star certification will be prominently displayed.	Developer	
[2-ME] Responsible Construction	•	**Met**	The Contractor has an EMS & EMP in place to manage impacts on site. Divert at least 80% of construction & demolition waste from landfill. The Contractor provides training on the sustainability targets of the building.	**EMS**: The Environmental Management System must be certified to ISO14001 (or equivalent) unless project is < $10m in which case comply with NSW Environmental Management System Guidelines or equivalent.	**Environmental Management System (EMS)** - An auditor report showing proposed compliance with the EMS. An auditor report for the organisation, rather than the site, can suffice. If it is for the organisation, the builder or head contractor must confirm effective use of the EMS on the particular site.	**Environmental Management System (EMS)** - An auditor report showing compliance with the EMS. An auditor report for the organisation, rather than the site, can suffice. If it is for the organisation, the builder or head contractor must confirm effective use of the EMS on the particular site.	Head Contractor	All trades to comply with EMS
				EMP: The Environmental Management Plan must be project specific and cover the scope of construction activities from the start.	**Environmental Management Plan (EMP)** - Demolition or Site Drawings indicating the structures on site at time of purchase, extent of demolition and retained structure and façade.	**Environmental Management Plan (EMP)** - Demolition or Site Drawings indicating the structures on site at time of purchase, extent of demolition and retained structure and façade.	Head Contractor	All trades to comply with EMP
				Construction & Demolition Waste: The project diverts at least 80% of construction and demolition waste from landfill. A Disclosure Statement is required from Waste Contractors and aligns with Green Star Construction and Demolition Waste Reporting Criteria.	**Construction and Demolition Waste** - Commitment to divert at least 80% of waste from landfill. - Disclosure statement outlining how the contractor or facility will align with the Green Star Construction and Demolition Waste Reporting Criteria.	**Construction and Demolition Waste** - Cumulative waste report generated from the monthly waste reports provided by the waste contractor over the entire duration of construction and demolition works, showing 80% diversion. - Disclosure statement outlining how the contractor or facility aligns with the Green Star Construction and Demolition Waste Reporting Criteria.	Head Contractor	All trades to comply with WMP and reporting
				Sustainability Training: and the head contractor provides training on the sustainability targets of the building to 95% of all contractors and subcontractors present on site for at least three days.	**Sustainability Training** - Commitment to providing training on the sustainability targets of the building to 95% of all contractors and subcontractors.	**Sustainability Training** - Evidence of training materials and register of attendance for 95% of all contractors and subcontractors.	Head Contractor	All trades to comply
[2-CA] Responsible Construction	**1**	**5 star**	90% of construction and demolition waste is diverted from landfill. Comply with the Green Star Construction and Demolition Waste Reporting Criteria.	**Construction and Demolition Waste Diversion**: A minimum of 90% of construction and demolition waste is diverted from landfill. Waste contractors and facilities comply with the Green Star Construction and Demolition Waste Reporting Criteria. Waste must be measured in kilograms.	**Construction and Demolition Waste Diversion** - Commitment to divert at least 90% of waste from landfill. - Compliance Verification Summaries from waste contractor(s) and waste processing facilities as detailed in the Green Star Construction and Demolition Waste Reporting Criteria document	**Construction and Demolition Waste Diversion** - Cumulative waste report generated from the monthly waste reports provided by the waste contractor over the entire duration of construction and demolition works, showing 90% diversion. - Compliance Verification Summaries from waste contractor(s) and waste processing facilities as detailed in the Green Star Construction and Demolition Waste Reporting Criteria document	Head Contractor	All trades to comply
[3-ME] Verification and Handover	•	**Met**	The building has been commissioned and will be tuned, set up for optimum ongoing management (metering and monitoring). The project team create and deliver O&M information to the FM team at the time of handover. Information is available to building users on how to best use the building.	**Metering & Monitoring**: Accessible energy & water metering for all common uses, major uses and major sources. Connected to a monitoring system. Meters must be compliant with NABERS, provide max 1 hour interval readings and be accurate.	**Metering and Monitoring** - Plan drawings showing the proposed location of all energy and water meters in the project and the associated energy and water uses. - Schematic drawings, which are clearly coordinated with the plan drawings and the metering plan demonstrating proposed adequate meter coverage and appropriate calculations or check mechanisms to be implemented which would allow provision of reporting and error detection as per the credit compliance requirements. - Copy of Monitoring Strategy document specific to the building, including calculations demonstrating that all significant water and energy sources and uses will be adequately covered in terms of both usage and accuracy verification.	**Metering and Monitoring** - Plan drawings showing the location of all energy and water meters in the project and the associated energy and water uses - Schematic drawings, which are clearly coordinated with the plan drawings and the metering plan demonstrating adequate meter coverage and appropriate calculations or check mechanisms to allow provision of reporting and error detection as per the credit compliance requirements - Letter of confirmation from the contractor/metering provider/manager demonstrating that the metering systems are continually and automatically monitored by a system that is able to produce alerts if any inaccuracies are found - Commissioning reports demonstrating correct operation of meter reading, reporting and alarm generation - Copy of Monitoring Strategy document specific to the building, including calculations demonstrating that all significant water and energy sources and uses are adequately covered in terms of both usage and accuracy verification - Accuracy certificates for meters - Completed Metering Validation sheets/documents to demonstrate metering system meets the NABERS	Building Services Head Contactor ICA	All building services trades to comply
				Commissioning & Tuning: Prior to construction, set environmental performance targets and undertake Services & Maintainability Review. Tune the building for 12 months after PC. Air Tightness Testing - Prepare an air tightness plan and undertake testing to ISO9972:2015 (whole building) or ASTM E1186-17 (sections of building).	**Commissioning and Tuning** - Service and Maintainability Report, where the service and maintainability review is summarised. - Extract(s) from the Commissioning Report demonstrating that comprehensive pre-commissioning activities and commissioning activities will be performed. - Building Tuning Commitment or contract demonstrating that there will be a requirement for a building tuning process. - Statement that the target air permeability from Environmental Performance Targets will be achieved.	**Commissioning and Tuning** - Service and Maintainability Report, where the service and maintainability review is summarised. - Extract(s) from the Commissioning Report demonstrating that comprehensive pre-commissioning activities and commissioning activities have been performed. - Building Tuning Commitment or contract demonstrating that there is a requirement for a building tuning process. - Building airtightness testing report detailing of test methodology, air flow rates, details of airtightness considerations from schematic design through to construction and statement that the target air permeability from Environmental Performance Targets has been achieved. - Signed confirmation from the testing practitioner and main contractor that the results have been sighted.	Developer (tuning contract) Design team Airtightness contractor & ICA	Architect Façade Consultant Head Contractor Façade Contractor
				Building Information: Provide O&M information for nominated systems. Develop a Building Log Book as per CIBSE TM31: Building Log Book Toolkit. Provide Building User Information at PC.	**Building Information** - Commitment to providing a owner's project requirements document, or an equivalent document, defining the nominated building systems.	**Building Information** - Owner's project requirements document, or an equivalent document, defining the nominated building systems. - Operations and maintenance information. - Building logbook. - Building user information.	Developer Head Contractor	All building services trades
[3-CA] Verification and Handover	**1**	**5 star**	Independent verification for commissioning and tuning through ICA or soft landings approach that involves the future FM team. **For large projects with a Total Building Services Value of over $20m then both pathways must occur.**	**Soft Landings Approach**: Comply with the "Soft Landings Framework Australia & New Zealand" by CIBSE ANZ for Stages 1 (briefing) to Stage 4 (initial after care). FM team must be involved and have access to D&C team for 2 years after PC.	**Soft Landings Approach** - Evidence of proposed BSRIA framework.	**Soft Landings Approach** - Evidence of implementation of BSRIA framework.	ICA / Soft Landings	All building services engineers and trades to comply
				ICA: Appoint an Independent Commissioning Agent to advise, monitor and verify commissioning and tuning from design through to completion of building tuning.	**Independent Commissioning Agent (ICA)** - CV of the Independent Commissioning Agent detailing the qualifications and experience relevant to the project. - Letter from building owner confirming the appointment of an ICA. - Evidence of implementation of BSRIA framework.	**Independent Commissioning Agent (ICA)** - CV of the Independent Commissioning Agent detailing the qualifications and experience relevant to the project. - Letter from building owner confirming the appointment of an ICA. - Evidence of implementation of BSRIA framework.	ICA	All building services trades to provide input

Project: 1041450 (Rockpool Northshore Hamilton) | **Revision: D (27/2/2024)**

Credit	Total points available	Targeted	Credit Criteria	Key Credit Requirements *(refer to GBCA Submission Guidelines for full details)*	Key Deliverables: Design Review *(refer to GBCA Submission Guidelines for full details)*	Key Deliverables: Certification Submission *(refer to GBCA Submission Guidelines for full details)*	Primary Responsibility	Input or contribution to achieving credit
[4-ME] Operational Waste	•	**Met**	Demonstrate the building is designed to allow effective management of operational waste by: separating waste streams; dedicated and adequately sized waste storage area; and ensuring easy and safe access to waste storage areas for both occupants and waste collection contractors.	**Separation of Waste Streams**: provide labelled and easy to access bins or storage containers for occupants to separate waste evenly distributed throughout the building. As a minimum: General waste to landfill; recycling streams (paper, cardboard, glass & plastic) and one other waste stream representing at least 1% of the total waste by volume (e.g. organics, e-waste, batteries, etc). **Dedicated Waste Storage Area:** sized to accommodate at least one collection cycle based on best practice guidelines. Have safe and easy access for collection vehicles. **Signoff:** a waste specialist and/or contractor must sign-off that the designs are adequately sized and located for the safe and convenient storage and collection of the waste streams identified.	**Separation of Waste Streams** - Site Plan and/or architectural plans highlighting the proposed location of relevant waste facility areas, demonstrating: Collection of waste streams Dedicated waste storage area Access to waste storage area Layout of equipment and bin storage **Dedicated Waste Storage Area** - Calculations used to demonstrate that the dedicated waste storage area provided is adequately sized - Details on how the dedicated waste collection areas meet best practice guidelines, in line with third-party best practice guidelines **Signoff** A sign-off that the designs are adequately sized and located for the safe and convenient storage and collection of the waste streams identified.	**Separation of Waste Streams** - Site Plan and/or architectural plans highlighting the location of relevant waste facility areas, demonstrating: Collection of waste streams Dedicated waste storage area Access to waste storage area Layout of equipment and bin storage **Dedicated Waste Storage Area** - Calculations used to demonstrate that the dedicated waste storage area provided will be adequately sized - Details on how the dedicated waste collection areas will meet best practice guidelines, in line with third-party best practice guidelines **Signoff** A sign-off that the designs are adequately sized and located for the safe and convenient storage and collection of the waste streams identified.	Architect Waste Consultant Architect Waste Consultant Waste Consultant	
[5-CA] Responsible Procurement	1	No	The building's design and construction procurement process follows ISO 20400 Sustainable Procurement - Guidance and at least one identified supply chain risk and opportunity is addressed.	**Risk & Opportunity Assessment:** Prior to appointment of Head Contractor Prior undertake a risk and opportunities assessment of 10 or more key items in the project's supply chain (incl one from building services, plant & equipment, and materials) to identify environmental, social and human health risks and opportunities following ISO 20400 Sustainable Procurement - Guidance **Responsible Procurement Plan:** Develop a plan for how the project will responsibly procure 10 or more key items mitigating risks and implementing opportunities identified in the Assessment. Embed plan in tender docs and implement during construction including data collection, monitoring & reporting	**Risk & Opportunity Assessment** Extract from supply chain risk and opportunity assessment. **Responsible Procurement Plan** - Responsible procurement plan. - Extracts from tender documents demonstrating principles and action plan was incorporated. - Meeting minutes or governance process documents.	**Risk & Opportunity Assessment** Extract from supply chain risk and opportunity assessment. **Responsible Procurement Plan** - Responsible procurement plan. - Extracts from tender documents demonstrating principles and action plan was incorporated. - Meeting minutes or governance process documents. - Impact and data reporting undertaken through the construction process in partnership with relevant parties and companies.	Developer / PM ESD ESD Head Contractor	Architect Building Services Engineers Structural & Civil Engineers Façade Consultant All trades identified in the plan
[6-CA] Responsible Structure	3	**5 star**	50% of all structural components (by cost) meet a Responsible Products Value (RPV) score of at least 10.	**Responsible Products Value:** 50% of all structural components (by cost) meet a Responsible Products Value score of at least 10. Scores for each product can be calculated by using the Responsible Products Value table on the GBCA website. Scoring is cumulative rewarding each initiative achieved. Examples include: industry specific environmental product declarations (EPD); product specific environmental product declarations (EPD); ISO14001 certification; Climate Active Carbon Neutral Certification; Chain of custody certification; and third-party product certification schemes (e.g. FSC).	**Responsible Products Value** - RPV values of all relevant products - Evidence that claimed products with required RPV constitute required cost of all building structure components	**Responsible Products Value** - Receipts confirming purchase of stated products - Evidence that claimed products with required RPV constitute required cost of all building structure components	Structural Head Contractor	Structural Trades Structural Material Suppliers
[6-EP] Responsible Structure	2	No	**Credit PLUS either:** **(A)** 80% of all products in the structure (by cost) have a minimum RPV score of at least 10 **OR** **(B)** 10% of all products in the structure (by cost) have a RPV score of at least 15.	**(A) Minimum Responsible Products Value:** 80% of all products in the structure (by cost) have a Responsible Products Value score of at least 10. **(B) Average Responsible Products Value:** 10% of all products in the structure (by cost) have a Responsible Products Value score of at least 15.	As per credit deliverables. As per credit deliverables.	As per credit deliverables. As per credit deliverables.	Structural Head Contractor Structural Head Contractor	Structural Trades Structural Material Suppliers Structural Trades Structural Material Suppliers
[7-CA] Responsible Envelope	2	No	30% of all building envelope components (by cost) meet a Responsible Products Value (RPV) score of at least 10.	30% of all building envelope components (by cost) meet a Responsible Products Value score of at least 10. The envelope is defined as the elements that surround a building such as the façade, and all façade components such as external shading and insulation, suspended slabs, as well as roofing systems. Scores for each product can be calculated by using the Responsible Products Value table on the GBCA website. Scoring is cumulative rewarding each initiative achieved. Examples include: industry specific environmental product declarations (EPD); product specific environmental product declarations (EPD); ISO14001 certification; Climate Active Carbon Neutral Certification; Chain of custody certification; and third-party product certification schemes (e.g. FSC).	**Responsible Products Value** - RPV values of all relevant products - Evidence that claimed products with required RPV constitute required cost of all building envelope components	**Responsible Products Value** - Receipts confirming purchase of stated products - Evidence that claimed products with required RPV constitute required cost of all building envelope components	Architect Façade Consultant Head Contractor	Façade & Roofing Contractors Façade Suppliers
[7-EP] Responsible Envelope	2	No	**Credit PLUS either:** **(A)** 60% of all products in the envelope (by cost) have a minimum RPV score of at least 10 **OR** **(B)** 10% of all products in the envelope (by cost) have a RPV score of at least 15.	**(A) Minimum Responsible Products Value:** 60% of all products in the envelope (by cost) have a Responsible Products Value score of at least 10. **(B) Minimum Responsible Products Value:** 10% of all products in the envelope (by cost) have a Responsible Products Value score of at least 15.	As per credit deliverables. As per credit deliverables.	As per credit deliverables. As per credit deliverables.	Architect Façade Consultant Head Contractor Architect Façade Consultant Head Contractor	Façade & Roofing Contractors Façade Suppliers Façade & Roofing Contractors Façade Suppliers
[8-CA] Responsible Systems	1	No	20% of all active building systems (by cost) meet a Responsible Products Value (RPV) score of at least 6.	**Responsible Products Value** 20% of all active building systems (by cost) meet a Responsible Products Value score of at least 6. Active building systems are characterised by energy and movement, and include all mechanical, hydraulic, transportation and electrical systems present in the building. Passive systems such as a façade shading device are not included. Scores for each product can be calculated by using the Responsible Products Value table on the GBCA website. Scoring is cumulative rewarding each initiative achieved. Examples include: industry specific environmental product declarations (EPD); product specific environmental product declarations (EPD); ISO14001 certification; Climate Active Carbon Neutral Certification; Chain of custody certification; and third-party product certification schemes (e.g. FSC).	**Responsible Products Value** - RPV values of all relevant products - Evidence that claimed products with required RPV constitute required cost of all building system components	**Responsible Products Value** - Receipts confirming purchase of stated products - Evidence that claimed products with required RPV constitute required cost of all building system components	Building Services Head Contractor	Building Services Contractors Building System Suppliers
[8-EP] Responsible Systems	1	No	**Credit PLUS either:** **(A)** 35% of all products in the building systems (by cost) have a minimum RPV score of at least 6 **OR** **(B)** 5% of all products in the building systems (by cost) have a RPV score of at least 10.	**(A) Minimum Responsible Products Value:** 35% of all products in the building systems (by cost) have a Responsible Products Value score of at least 6. **(B) Minimum Responsible Products Value:** 5% of all products in the building systems (by cost) have a Responsible Products Value score of at least 10.	As per credit deliverables. As per credit deliverables.	As per credit deliverables. As per credit deliverables.	Building Services Head Contractor Building Services Head Contractor	Building Services Contractors Building System Suppliers Building Services Contractors Building System Suppliers
[9-CA] Responsible Finishes	1	**5 star**	40% of all internal building finishes (by area) meet a Responsible Products Value (RPV) score of at least 7.	**Responsible Products Value** 40% of all internal building finishes (by cost) meet a Responsible Products Value score of at least 7. Internal finishes include flooring, plasterboard, paints, ceilings, partitions, doors, internal windows or similar. Where a component faces two spaces, it is counted once for each space. Joinery used as part of a wall finish may be counted. Loose furniture is not included. Scores for each product can be calculated by using the Responsible Products Value table on the GBCA website. Scoring is cumulative rewarding each initiative achieved. Examples include: industry specific environmental product declarations (EPD); product specific environmental product declarations (EPD); ISO14001 certification; Climate Active Carbon Neutral Certification; Chain of custody certification; and third-party product certification schemes (e.g. FSC).	**Responsible Products Value** - RPV values of all relevant products - Evidence that claimed products with required RPV constitute required cost of all building finishes components	**Responsible Products Value** - Receipts confirming purchase of stated products - Evidence that claimed products with required RPV constitute required cost of all building finishes components	Architect Head Contractor	
[9-EP] Responsible Finishes	1	**TBC**	**Credit PLUS either**: **(A)** 60% of all products in the finishes (by cost) have a minimum RPV score of at least 7 **OR** **(B)** 10% of all products in the finishes (by cost) have a RPV score of at least 12.	**(A) Minimum Responsible Products Value:** 60% of all products in the finishes (by cost) have a Responsible Products Value score of at least 7. **(B) Minimum Responsible Products Value:** 10% of all products in the finishes (by cost) have a Responsible Products Value score of at least 12.	As per credit deliverables. As per credit deliverables.	As per credit deliverables. As per credit deliverables.	Architect Head Contractor Architect Head Contractor	

Project: 1041450 (Rockpool Northshore Hamilton)				Revision: D (27/2/2024)				
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Healthy	**14**		**Recognises the important role the built environment has in enhancing the health and wellbeing of occupants**					
[10-ME] Clean Air	•	**Met**	Levels of indoor pollutants are maintained at acceptable levels, a high level of fresh air is provided and pollutants entering the building are minimised.	**Ventilation Systems Attributes:** Separation from pollutants: The building ventilation systems must be designed to comply with ASHRAE Standard 62.1:2013 or AS 1668:2012 (whichever is greater). In residential minimum intake/exhaust separation distances are specified. Cleaning Ductwork: All new and existing ductwork must be cleaned prior to occupation in accordance with a recognised standard.	**Ventilation Systems Attributes** - Mechanical design drawings for each ventilated space - For naturally ventilated buildings, provide design drawings of openings and opening schedule. - Extract from the ventilation system specification for each system - Extracts from the Environmental Management Plan that specify proposed ventilation cleaning	**Ventilation Systems Attributes** - Mechanical as built drawings for each ventilated space - For naturally ventilated buildings, provide as built drawings of openings and opening schedule. - Extract from the ventilation system specification for each system - Extracts from the Environmental Management Plan that specify ventilation cleaning	Mechanical	Client Head Contractor ICA / Soft Landings Consultant
				Provision of Outdoor Air: 3 options - (1) 50% increase compared to AS1668.2:2012 using design occupancy. (2) A performance based approach can also be adopted based on CO2 levels (<800 ppm) and zoned sensors. (3) Natural ventilation to best practice. In naturally ventilated residential a minimum of 2.5 L/s per bedroom/living room of dedicated and controlled air is provided to each heated or cooled room (min 5 l/s per dwelling).	**Provision of Outdoor Air** - Mechanical as built drawings for each ventilated space - For naturally ventilated buildings, provide as built drawings of openings and opening schedule. - Extract from the ventilation system specification for each system	**Provision of Outdoor Air** - Mechanical design drawings for each ventilated space - For naturally ventilated buildings, provide design drawings of openings and opening schedule. - Extract from the ventilation system specification for each system	Mechanical	
				Exhaust or Elimination of Pollutants: equipment meets minimum emissions standards OR sources of pollutants are exhausted to outside and/or physically separated from occupants.	**Exhaust or Elimination of Pollutants:** - Extract from the Commissioning Report demonstrating that the HVAC and CO2 monitoring systems are operating as intended. For naturally ventilated areas, this is only relevant where automation systems and the like are included.	**Exhaust or Elimination of Pollutants:** - Extract from the Commissioning Report demonstrating that the HVAC and CO2 monitoring systems are operating as intended. For naturally ventilated areas, this is only relevant where automation systems and the like are included.	Mechanical	Client Head Contractor ICA / Soft Landings Consultant
[10-CA] Clean Air	2	No	The building's ventilation systems allow for easy maintenance and high levels of outdoor air are provided.	**Ventilation System Attributes**: provide access to both sides of all moisture and debris catching components in the air distribution system. Special criteria apply to Fan Coil Units where this is not possible.	**Ventilation Systems Attributes** - Mechanical and architectural design drawings showing adequate access to both sides of all moisture and debris-catching components - Extract from the ventilation system specification for each system - Extracts from the Environmental Management Plan that specify ventilation cleaning	**Ventilation Systems Attributes** - Mechanical and architectural as built drawings showing adequate access to both sides of all moisture and debris-catching components - Extract from the ventilation system specification for each system - Extracts from the Environmental Management Plan that specify ventilation cleaning	Mechanical	Architect ICA / Soft Landings Head Contractor
				Provision of Outdoor Air: 3 options - (1) 100% increase compared to AS1668.2:2012 using design occupancy. (2) A performance based approach can also be adopted based on CO2 levels (<700 ppm) and zoned sensors. (3) Natural ventilation to AS1668.4:2012. In naturally ventilated residential a minimum of 5 L/s per bedroom/living room of dedicated and controlled air is provided to each heated or cooled room (min 10 l/s per dwelling).	As per minimum deliverables.	As per minimum deliverables.	Mechanical	Architect ICA / Soft Landings Head Contractor
[11-ME] Light Quality	•	**Met**	Lighting within the building meets minimum comfort requirements, good lighting levels suitable for the typical tasks in each space are available, and the building provides adequate levels of daylight.	**Lighting Comfort**: all lighting must: have no observable effect as per the standard IEEE 1789-2015; have minimum CRI ≥ 85; meet best practice maintained illuminance levels for each task in AS 1680 series; uniformity no less than Table 3.2 of AS 1680; and have minimum 3 MacAdam Ellipses.	**Lighting Comfort** Design documentation including: - Lighting & Architectural Drawings - Lighting Specifications/Schedules - Product Data Sheets - Isolux Plot Drawings	**Lighting Comfort** As Built documentation including: - Lighting & Architectural Drawings - Lighting Specifications/Schedules - Product Data Sheets - Isolux Plot Drawings	Lighting Specialist Lighting	Architect
				Glare: Three options: (1) baffles, louvres etc to bare light sources or LEDs with UGR not exceeding Table 8.2 of AS 1680; (2) where tasks not known, e.g. shell and core, not exceed max values in Table 8.2 AS 1680; (3) performance method using Clause 8.3.3 and Table 8.2 of AS 1680.	**Glare** Design documentation including: - Lighting & Architectural Drawings - Lighting Specifications/Schedules - Product Data Sheets - Isolux Plot Drawings	**Glare** As Built documentation including: - Lighting & Architectural Drawings - Lighting Specifications/Schedules - Product Data Sheets - Isolux Plot Drawings	Lighting Specialist Lighting	Architect
				Daylight: provide a narrative on how the building is providing daylight access to building occupants that exceed relevant regulations including percentage of area that has adequate daylight.	**Daylight** - Daylight modelling report showing calculation results based on design	**Daylight** - Daylight modelling report showing calculation results based on design - Verification of compliance for As Built	ESD	Architect Façade Consultant
[11-CA] Light Quality	2	**5 star**	The building provides either best practice Artificial Lighting **OR** best practice access to daylight.	**Artificial Lighting:** Horizontal illuminance levels must meet or exceed the recommended levels in AS/NZS 1680 for the relevant task for at least 90% of the GFA, at least one wall in the field of view of a regularly occupied area is to be illuminated to create demonstrable contrast and visual interest, and the total area of illuminated wall must represent at least 20% of the area of walls in the field of view	**Artificial Lighting** Design documentation including: - Lighting & Architectural Drawings - Lighting Specifications/Schedules - Product Data Sheets - Isolux Plot Drawings	**Artificial Lighting** As Built documentation including: - Lighting & Architectural Drawings - Lighting Specifications/Schedules - Product Data Sheets - Isolux Plot Drawings	Lighting Specialist Lighting	Architect
				Daylight: Daylight Autonomy: For non residential buildings, at least 40% of nominated areas to receive high levels or daylight with no less than 20% on any floor or tenancy (whichever is smaller). For residential buildings, 60% of the combined living and bedroom area of each unit must comply. Daylight levels must be present in at least 20% of the area of each bedroom and living area. Glare from sunlight through all viewing façades and skylights must be reduced through a combination of blinds, screens, fixed devices, or other means demonstrated using fixed shading, blinds/screens or performance method	**Daylight** - Daylight modelling report showing calculation results based on design	**Daylight** - Daylight modelling report showing calculation results based on design - Verification of compliance for As Built	ESD	Architect Façade Consultant
[11-EP] Light Quality	2	No	The building provides both best practice Artificial Lighting **AND** best practice access to daylight.	The building meets **BOTH Artificial Lighting** AND **Daylight** requirements.	As per credit deliverables.	As per credit deliverables.	Lighting Specialist Lighting ESD	Architect Façade Consultant
[12-ME] Acoustic Comfort	•	**Met**	An Acoustic Comfort Strategy is prepared to describe how the building and acoustic design aims to deliver acoustic comfort to the building occupants.	**Acoustic Comfort Strategy:** assess quiet enjoyment of space, functional use of space, control of intrusive/high levels of noise, privacy, noise transfer and speech intelligibility. The strategy must include: a summary of standards, legislation, guidelines and other requirements that apply to the project; the proposed performance metrics and whether the project exceeds minimum legislation or best practice guidelines; and description of how the design solution will achieve these. The strategy must be prepared by a qualified acoustic consultant during the design stage and proposed design strategies included in contract documentation.	**Acoustic Comfort Strategy:** - Acoustic Comfort Strategy Report by a qualified acoustics consultant confirming proposed credit compliance. - Detailed design Drawings detailing the acoustic design features relevant to this credit. - Extracts from the commissioning report detailing relevant target noise levels.	**Acoustic Comfort Strategy:** - Acoustic Comfort Strategy Report by a qualified acoustics consultant confirming credit compliance. - Detailed as built drawings detailing the acoustic design features relevant to this credit. - Extracts from the commissioning report detailing relevant measured noise levels and target noise levels.	Acoustician	Architect Main Contractor

Project: 1041450 (Rockpool Northshore Hamilton)				Revision: D (27/2/2024)				
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[12-CA] Acoustic Comfort	**2**	**5 star**	Depending on the building typology **achieve 2 to 4 of the acoustic criteria**: maximum internal noise levels; minimum internal noise levels; provides acoustic separation; minimises impact noise transfer; and/or is designed with reverberation control.	**Maximum Internal Noise:** Internal ambient noise levels in the regularly occupied areas must be no greater than the upper range value relevant to the activity type in each space as recommended in the current AS/NZS 2107:2016.	As per minimum deliverables.	As per minimum deliverables.	Acoustician	Architect Main Contractor
				Minimum Internal Noise: Internal ambient noise levels in the regularly occupied areas must be no less than 5 dB below the lower range value relevant to the activity type in each space as recommended in the current AS/NZS 2107:2016.	As per minimum deliverables.	As per minimum deliverables.	Acoustician	Architect Main Contractor
				Acoustic Separation: 2 options - (1) Privacy: residential - exceed NCC + seals on entry door, other - Dw + LAeqt > 75; (2) Sound Insulation: Typically > 45 db Rw except 40 (partitions fronting a room), 35 (partition containing a door) and 50 (floors).	As per minimum deliverables.	As per minimum deliverables.	Acoustician	Architect Main Contractor
				Impact Noise Transfer: Through floors must not exceed55 dB LnT,w for floors above residential accommodation spaces or 60 for all other spaces measured in accordance with ISO 16283-2.	As per minimum deliverables.	As per minimum deliverables.	Acoustician	Architect Main Contractor
				Reverberation: Reverberation time must not exceed the maximum recommendation in AS/NZS 2107. Does not apply to residential spaces.	As per minimum deliverables.	As per minimum deliverables.	Acoustician	Architect Main Contractor
[13-ME] Exposure to Toxins	•	**Met**	The building's paints adhesives, sealants, carpets, and engineered wood products are low or non-toxic. Occupants are not exposed to banned or highly toxic materials in the building.	**Paints, Adhesives, Sealants and Carpets:** at least 95% of internally applied paints, adhesives, sealants and carpets must meet TVOC Limits through either Product Certification Scheme, laboratory testing or products not in the building at practical completion	**Paints, Adhesives, Sealants and Carpets** - Extracts from contract specifications for adhesives and sealants - Specifications that demonstrate emission levels or formaldehyde contents	**Paints, Adhesives, Sealants and Carpets** - Extracts from contract specifications for adhesives and sealants - Specifications that demonstrate emission levels or formaldehyde contents - Safety Data Sheets that demonstrate the compliant emission levels or formaldehyde content - Product VOC test certificates that demonstrate emission levels or formaldehyde contents - Product certificates that demonstrate certification under a recognised Product certification scheme or recognised standard - Invoices and proof of purchase to demonstrate costs of compliant materials - Bill of Quantities from Quantity Surveyor or Cost planner, demonstrating material costs	Architect Head Contractor	All trades to comply
				Engineered Wood Products: at least 95% (by area) of engineered wood products meet formaldehyde emission limits through Product Certification Scheme or laboratory testing.	**Engineered Wood Products** - Extracts from contract specifications for adhesives and sealants - Specifications that demonstrate emission levels or formaldehyde contents	**Engineered Wood Products** - Specifications that demonstrate emission levels or formaldehyde contents - Safety Data Sheets that demonstrate the compliant emission levels or formaldehyde content - Product VOC test certificates that demonstrate emission levels or formaldehyde contents - Product certificates that demonstrate certification under a recognised Product certification scheme or recognised standard - Invoices and proof of purchase to demonstrate costs of compliant materials - Bill of Quantities from Quantity Surveyor or Cost planner, demonstrating material costs	Architect Head Contractor	All trades to comply
				Banned or Highly Toxic Materials: (Lead, Asbestos and PCBs) Hazardous materials survey carried out on existing buildings/structures on site in accordance with relevant legislation. Hazardous materials found on site must be stabilised, or removed and disposed properly OR the survey concludes no hazardous materials were found. Compliant if existing building began construction after 1 Jan 2005.	**Banned or Highly Toxic Materials** - Hazardous materials survey	**Banned or Highly Toxic Materials** - Hazardous materials survey	Head Contractor Hazardous Materials Surveyor	Client
[13-CA] Exposure to Toxins	**2**	**5 star**	On-site tests verify the building has low Volatile Organic Compounds (VOC) and formaldehyde levels.	**TVOC and Formaldehyde Levels:** On-Site Testing to verify that TVOC concentration does not exceed 0.27ppm and formaldehyde concentration does not exceed 0.02ppm. Testing of 3 samples per floor representative of where occupants will spend most of their time Testing to be undertaken after PC and prior to building occupation; under designed project conditions; on lowest, highest and most occupied floor; before 12pm; and in accordance with ISO 16000-6, ASTM D5197 or EPA TO-17.	**TVOC and Formaldehyde Levels** - On-site VOC test results - As built drawings showing the location of the test sample	**TVOC and Formaldehyde Levels** - On-site VOC test results - As built drawings showing the location of the test sample	Head Contractor	All trades to comply
[14-CA] Amenity and Comfort	2	No	The building has dedicated amenity rooms to act as parent room, a relaxation room, or an exercise room.	**Amenity Rooms:** The building includes one or several rooms to promote inclusivity, mindfulness or exercise accessible to all staff or occupants. Acceptable rooms are: parent room; relaxation, mediation or prayer room; and exercise room. Room size must be 1m2 per every 10 occupants/staff and no smaller than 10m2. Must be separate from bathrooms, showers, etc and have the infrastructure needed for its intended purpose (e.g. sink or bench in parent room). Rooms provided must meet Credit Achievement criteria for Light Quality credit, Acoustic Comfort credit and the 'equal, access to the building' criterion for Design for Inclusivity.	**Amenity Rooms** - A narrative describing the proposed room(s). - Design drawings showing the location and size of the rooms. - Evidence that all necessary equipment for the room type will be provided. - Evidence that the rooms will comply with the Light Quality and Acoustic comfort credits. - Evidence that the rooms will comply with the 'Equal access to the building' criterion of the Design for Inclusivity.	**Amenity Rooms** - A narrative describing the constructed room(s). - As-built drawings showing the location and size of the rooms. - Evidence that all necessary equipment for the room type has been provided. - Evidence that the rooms comply with the Light Quality and Acoustic comfort credits. - Evidence that the rooms complies with the 'Equal access to the building' criterion of the Design for Inclusivity.	Architect	Lighting Consultant Acoustic Consultant Access Consultant (DDA)
[15-CA] Connection to Nature	**1**	**5 star**	The building provides views, includes indoor plants, and incorporates nature-inspired design **OR** 5% of the building's floor area or site area (whichever is greater) is allocated to nature in which occupants can directly engage with.	**Views:** At least 60% of primary have a clear line of sight to high quality internal or external views. Floor areas within 8m of compliant views meet this criteria. **Plants**: Indoor plants in pots with a soil surface area totalling at least 500cm2 for every 15m2 of primary spaces. Maintenance plan for indoor plants must include: 2 year contract; plant schedule; service intervals; soil moisture, maintenance policy; diseased plant replacement policy; cleaning requirements. Green roofs may contribute 50% towards compliance and must be accessible to building occupants. **Nature-Inspired Design:** 5 design interventions provided including: elements that provide differing natural sensory experiences; elements that reflect natural and cultural patterns and forms; using natural materials; and natural motifs and art. **Interaction with Nature:** Occupants can interact with nature either inside the building, or externally through a green façade (or wall) or garden. At least 5% of the building's floor area/or site area (whichever is greater) must be planted area (either vertical or horizontal). The allocated area must be accessible and have the necessary infrastructure to allow the activity to occur (for example water source/ taps for irrigation, storage area for tools and equipment).	**Views** - Design drawings showing access to views and/or line-of-site showing that no obstructions exist **Plants & Nature Inspired Design** - Design drawings showing the proposed location of plants in the space - Narrative of the five nature-inspired design features including design principles setting the project's ambition for connection to nature, along with evidence to support claims **Interaction with Nature** - Design drawings showing the location and extent of planted area - Evidence of how occupants can interact with nature (e.g., site plans showing green roofs)	**Views** - As-built drawings showing access to views and/or line-of-site showing that no obstructions exist **Plants & Nature Inspired Design** - As-built drawings showing the location of plants in the space - Extracts from the ongoing management plan for plants - Narrative of the five nature-inspired design features including design principles setting the project's ambition for connection to nature, along with evidence to support claims **Interaction with Nature** - As-built drawings showing the location and extent of planted area - Evidence of how occupants can interact with nature (e.g., site plans showing green roofs)	Architect Landscape Consultant Architect Landscape Consultant	 Architect
[15-EP] Connection to Nature	1	No	The building provides **both** the Plants & Nature-inspired Design and Integration with Nature credit requirements	As per credit deliverables.	As per credit deliverables.	As per credit deliverables.	Architect Landscape Consultant	

Project: 1041450 (Rockpool Northshore Hamilton)				Revision: D (27/2/2024)				
Credit	**Total points available**	**Targeted**	**Credit Criteria**	**Key Credit Requirements** *(refer to GBCA Submission Guidelines for full details)*	**Key Deliverables: Design Review** *(refer to GBCA Submission Guidelines for full details)*	**Key Deliverables: Certification Submission** *(refer to GBCA Submission Guidelines for full details)*	**Primary Responsibility**	**Input or contribution to achieving credit**
Resilient	**8**		**Recognises risks that threaten the short and long term performance of the building**					
[16-ME] Climate Change Resilience	•	**Met**	The project team completes the climate change pre-screening checklist and communicates the building's exposure to climate change risks to the applicant.	**Climate Change Pre-screening Checklist:** includes: 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; indirect risks from impacts to other interdepended systems and services (transport, power, water, telecommunication). Checklist must be signed off by a member of project leadership team and shared with key project stakeholders.	**Climate Change Pre-screening Checklist** - Signed Green Star Checklist	**Climate Change Pre-screening Checklist** - Signed Green Star Checklist	ESD	Head Contractor Client
[16-CA] Climate Change Resilience	**1**	**5 star**	The project team develops a project-specific climate change risk and adaptation assessment for the building. Extreme and high risks are addressed.	**Climate Change Risk & Adaptation Assessment:** Report must use IPCC RCP 8.5; consider two relevant timescales (2040-2050 and 2070-2090); identify primary and secondary climate change variables relevant to each risk; develop a risk matrix (consequences and likelihood); assess risks in consultation with project team and relevant stakeholders; develop a risk register for extreme or high risks and treatment options; and communicate results to discipline leads. Must be aligned with AS 5334:2013 and AS/NZS 31000:2009.	**Climate Change Risk & Adaptation Assessment & Managing Risks** Climate Change Risk & Adaptation Assessment Report, including: - Risk assessment criteria, including the likelihood and consequence tables, risk matrix, RCP and timescale, and any assumptions significant in the development of the assessment - Details of the proposed adaptation responses - Evidence the assessment was communicated to design leads	**Climate Change Risk & Adaptation Assessment & Managing Risks** Climate Change Risk & Adaptation Assessment Report, including: - Risk assessment criteria, including the likelihood and consequence tables, risk matrix, RCP and timescale, and any assumptions significant in the development of the assessment - Details of the implemented adaptation responses - Evidence the assessment was communicated to design leads	ESD	Head Contractor Architect Building Services Engineers Structural & Civil Engineers Façade Consultant Landscape Consultant
				Managing Risks: All 'extreme' risks must be addressed through specific design responses and all 'high' risks must be addressed through design or future operational responses. Regardless of risk rating at least 2 risks must be addressed by specific design responses.	**Managing Risks** Climate Change Risk & Adaptation Assessment Report, including: - Project risk register, highlighting the 'high' or 'extreme' identified climate change risks	**Managing Risks** Climate Change Risk & Adaptation Assessment Report, including: - Project risk register, highlighting the 'high' or 'extreme' mitigated climate change risks	ESD	Architect Building Services Engineers Structural & Civil Engineers Façade Consultant Landscape Consultant
[17-CA] Operations Resilience	2	No	A comprehensive review of future building operational shocks and stresses are undertaken. Building design and future operational plan addresses high or extreme system-level interdependency risks and level of survivability in a blackout.	**Comprehensive Risk Assessment:** Must address shocks (failure of critical infrastructure, health pandemic, water security, geological hazards and direct attack) and stresses (ageing infrastructure, cyber dependency, increasing energy costs and lack of transport accessibility and availability). Assessment must identify interdependent systems, areas of vulnerability and consult with evacuation and emergency authorities.	**Comprehensive Risk Assessment** Operations Resilience Assessment Report, including: - Details of how shocks and stresses have been assessed - Risk assessment criteria, including the likelihood and consequence tables, and any assumptions significant in the development of the assessment - Details of the proposed adaptation responses	**Comprehensive Risk Assessment** Operations Resilience Assessment Report, including: - Details of how shocks and stresses have been assessed - Risk assessment criteria, including the likelihood and consequence tables, and any assumptions significant in the development of the assessment - Details of the implemented adaptation responses	ESD	Client Head Contractor Architect Building Services Engineers Structural & Civil Engineers Façade Consultant Landscape Consultant
				Managing Risks: All 'extreme' risks must be addressed through specific design responses and all 'high' risks must be addressed through design or future operational responses. Regardless of risk rating at least 2 risks must be addressed by specific design responses.	**Managing Risks** Operations Resilience Assessment Report, including: - Details of how shocks and stresses have been assessed - Risk assessment criteria, including the likelihood and consequence tables, and any assumptions significant in the development of the assessment - Details of the proposed adaptation responses	**Managing Risks** Operations Resilience Assessment Report, including: - Details of how shocks and stresses have been assessed - Risk assessment criteria, including the likelihood and consequence tables, and any assumptions significant in the development of the assessment - Details of the implemented adaptation responses	ESD	Client Head Contractor Architect Building Services Engineers Structural & Civil Engineers Façade Consultant Landscape Consultant
				Addressing Power Loss: Assessment of the building's survivability and occupant safety in the case of a blackout and the design response to this including active (e.g. on-site generation) or passive (e.g. thermal mass & nat vent).	**Addressing Power Loss** Operations Resilience Assessment Report, including: - Assessment of the building's survivability during a blackout with design responses	**Addressing Power Loss** Operations Resilience Assessment Report, including: - Assessment of the building's survivability during a blackout with design responses	ESD	Client Head Contractor Architect Building Services Engineers Structural & Civil Engineers Façade Consultant Landscape Consultant
[18-CA] Community Resilience	1	No	The project team undertakes a needs analysis of the community, identifies shocks and stresses that impact the building's ability to service the community, and develops responses to manage these.	**Community Resilience Plan:** Outlines its surrounding local community identified resilience objectives and goals with servicing the community; identifies social considerations affecting the community; identifies acute shocks and chronic stresses that impact project's function and ability to service the community; and demonstrates how the development of actions to manage these is in response to outcomes of community engagement. The plan must show the two most significant impacts identified are dealt with the building design and at least one community capacity building activity is undertaken prior to or during construction.	**Community Resilience Plan** - Community Resilience Plan/Report which provides an overview of the community capacity building activity.	**Community Resilience Plan** - Community Resilience Plan/Report which provides an overview of the community capacity building activity.	ESD	Client Head Contractor Community Members Architect Building Services Engineers Traffic Consultant
[19-CA] Heat Resilience	1	No	At least 75% of the whole site area comprises of one or a combination of strategies that reduce the heat island effect.	**Heat Island Reduction:** At least 75% of the whole site area comprises of one or a combination of strategies that reduce the heat island effect using strategies including: Vegetation; Green Roofs; roofing materials and shading structures have a three-year SRI of min 64 for roof pitched <15° or a three-year SRI of min 34 for roof pitched >15°; Unshaded hard-scaping elements with a three-year SRI of min 34 or an initial SRI of min 39; Hardscaping elements shaded by overhanging vegetation; and Water Bodies and/or Water Courses. The area of the site that is shaded by permanent structures during the summer solstice are also deemed	**Heat Island Reduction** Heat Resilience Report, Including: - Design Site Plan highlighting all relevant areas as referenced within the area schedule. - Area Schedule listing the areas of each of the relevant site elements and where relevant, the SRI values and referencing plan drawings for the site.	**Heat Island Reduction** Heat Resilience Report, Including: - As built Site Plan highlighting all relevant areas as referenced within the area schedule. - Area Schedule listing the areas of each of the relevant site elements and where relevant, the SRI values and referencing plan drawings for the site. - Supplier Documentation material data sheet for compliant roofing and hardscape materials.	Architect	ESD Consultant Landscape Consultant
[20-CA] Grid Resilience	3	No	The project meets **ONE or several** of: **(1)** active generation and storage systems, **(2)** demand response strategy, or **(3)** reduced electricity consumption through passive design. Where (1) and (2) are jointly used the overall reduction must be at least 10% of the building's total electrical load.	**Active Generation & Storage Systems (1):** Capacity to reduce electricity peak demand by 10% of annual peak for at least 1 hour though: (1) thermal storage, (2) electricity storage, (3) on-site generation (30% grid export limit during peak solar generation periods).	**Active Generation and Storage Systems** - Energy model demonstrating the proposed buildings peak energy demand - Description of active generation or storage systems or technologies - Overview of the buildings BMS - Evidence that no more that 30% of generated electricity will be exported	**Active Generation and Storage Systems** - Energy model demonstrating the buildings peak energy demand - Description of active generation or storage systems or technologies - Overview of the buildings BMS - Evidence of approval with utility provider or evidence that no more that 30% of generated electricity is exported	Electrical	ESD Consultant
				Demand Response (2): Strategy must show how at least 10% of the annual peak electricity demand is shed without affecting occupant amenity (comfort, lighting, movement) for at least 4 hours.	**Demand Response** - Description of the plan or infrastructure to manage demand response	**Demand Response** - Description of the plan or infrastructure to manage demand response - Evidence that the system has been implemented and suitably commissioned, processes and tested	Electrical	BMS Consultant
				Passive Design Solutions (3): Facade demonstrates a 10% improvement over NCC 2019 Section J reference building (Method 2 or JV3), building is mostly naturally ventilated (<20% mech heating & cooling), and the occupiable area is <3000m2.	**Passive Design Solutions** - Energy model showing the proposed building's façade demonstrate a 10% improvement over reference buildings - Mechanism drawings or other showing how the building will be mostly naturally ventilated - Design documents showing the occupiable spaces	**Passive Design Solutions** - Energy model showing the building's façade demonstrate a 10% improvement over reference buildings - Mechanism drawings or other showing how the building is mostly naturally ventilated - As built drawings showing the occupiable spaces	ESD Façade Consultant	Architect Mechanical Consultant & Contractor

Project: 1041450 (Rockpool Northshore Hamilton) | **Revision: D (27/2/2024)**

Credit	Total points available	Targeted	Credit Criteria	Key Credit Requirements *(refer to GBCA Submission Guidelines for full details)*	Key Deliverables: Design Review *(refer to GBCA Submission Guidelines for full details)*	Key Deliverables: Certification Submission *(refer to GBCA Submission Guidelines for full details)*	Primary Responsibility	Input or contribution to achieving credit
Positive	**30**		**Recognises zero carbon solutions (energy and embodied) and reducing water consumption and life cycle impacts**					
[21-ME] Upfront Carbon Emissions	•	**Met**	The building's upfront carbon emissions are at least 10% less than those of a reference building.	**Reducing Upfront Carbon Emissions:** Upfront carbon emissions are those from modules A1 to A5 in EN 15978. Module D is excluded. 10% less than the reference building through good design and material selection. Carbon offsets not counted. Method of compliance: **(1)** proposed and reference building modelled following Life Cycle Impacts credit methodology, or **(2)** complete the GBCA Upfront Carbon Emissions Calculator. Demolition works are excluded.	**Reducing Upfront Carbon Emissions** - Bill of quantities showing materials used. Standard practice reference building documentation: - Signed declarations from the principal architect and engineer for the project, confirming that the reference building was constructed in accordance with the specific requirements and guidance of this credit. - Also confirming the reference building design, technologies and construction are true representation of contemporary practice for the type and function of the project. Actual reference building documentation: - Signed declarations from the principal architect and engineer for the project, confirming and demonstrating how the reference building meets the specific guidance for the credit. - Upfront Carbon Emissions calculator (if pathway (1))	**Reducing Upfront Carbon Emissions** - Bill of quantities showing materials used. Standard practice reference building documentation: - Signed declarations from the principal architect and engineer for the project, confirming that the reference building was constructed in accordance with the specific requirements and guidance of this credit. - Also confirming the reference building design, technologies and construction are true representation of contemporary practice for the type and function of the project. Actual reference building documentation: - Signed declarations from the principal architect and engineer for the project, confirming and demonstrating how the reference building meets the specific guidance for the credit. - Upfront Carbon Emissions calculator (if pathway (1))	Structural / Architect ESD Head Contractor	Head Contractor Structural & Civil Engineers Façade Contractor Architect
[21-CA] Upfront Carbon Emissions	**3**	**5 star**	The building's upfront carbon emissions are at least 20% less than those of a reference building. **[Climate Positive Pathway]**	**Reducing Upfront Carbon Emissions:** Same as Minimum Expectation but 20% reduction required. Carbon offsets cannot be used to demonstrate compliance with this target. **Offsetting Demolition Works:** Demolition works must be captured and offset. Embodied carbon for demolished existing building <30 years old must be offset, buildings 30-50 years old can be discounted at 10% for every two years past year 30.	As per minimum deliverables. **Offsetting Demolition Works** As per minimum deliverables, with inclusion of demolition works.	As per minimum deliverables. **Offsetting Demolition Works** As per minimum deliverables, with inclusion of demolition works.	Structural / Architect ESD Head Contractor Structural / Architect ESD Head Contractor	Head Contractor Structural & Civil Engineers Façade Contractor Architect
[21-EP] Upfront Carbon Emissions	3	No	The building's upfront carbon emissions are at least 40% less than those of a reference building.	**Reducing Upfront Carbon Emissions:** Same as Credit Achievement but 40% reduction required. Carbon offsets cannot be used to demonstrate compliance with this target.	As per minimum deliverables.	As per minimum deliverables.	Structural / Architect ESD Head Contractor	Head Contractor Structural & Civil Engineers Façade Contractor Architect
[22-ME] Energy Use	•	**Met**	The building's energy use is at least 10% less than a reference building.	**Reducing Energy Use - Reference building pathway:** 10% energy use reduction compared to NCC Section J reference building. Tenant plug in loads & manufacturing/process loads excluded. Reference Pathway: each building's system (mechanical, lighting, etc) and façade must not perform worse than the corresponding Section J requirements for the reference building in the NCC. **OR** **NABERS commitment agreement pathway:** Alternative: NABERS for Offices Commitment Agreements - Office = 5.5 stars, Hotel = 4.5 stars, Retail = 4.5 star + 20%. Residential = NatHERS 6.5 star average, 5 stars minimum, min WELS for DHW. On-site renewable energy generation systems connected behind the meter cannot be used to calculate reductions in energy use of the building for minimum expectation compliance.	**Reducing Energy Use** - Energy modelling report - Extracts from specifications - Design drawings of the façade - Evidence of proposed renewable energy generation on-site - Schedule identifying all on-site storage systems proposed to be installed in the building	**Reducing Energy Use** - Energy modelling report - Extracts from specifications - Extracts from commissioning reports - As built drawings of the façade - Evidence of renewable energy generation on-site (e.g., contracts, as built drawings) - Schedule identifying all on-site storage systems installed in the building	Building Services Architect ESD	Architect Façade Consultant Building Service Engineers ICA / Soft Landings
[22-CA] Energy Use	**3**	**5 star**	The building's energy use is at least 20% less than a reference building. **[Climate Positive Pathway]**	**Reducing Energy Use:** 20% energy use reduction compared to NCC Section J reference building. Alternative: NABERS for Offices Commitment Agreements - Office = 5.5 stars + 25%, Hotel = 4.5 stars + 20%, Retail = 5 stars. Residential = NatHERS 7 star average, 5.5 stars minimum and 4 of 9 building services energy initiatives or 20% > BASIX On-site renewable energy generation systems connected behind the meter can be used to calculate reductions in energy use of the building beyond the minimum expectation.	As per minimum deliverables.	As per minimum deliverables.	Building Services Architect ESD	Architect Façade Consultant Building Service Engineers ICA / Soft Landings
[22-EP] Energy Use	**3**	**5 star**	The building's energy use is at least 30% less than a reference building.	**Reducing Energy Use:** 30% energy use reduction compared to NCC Section J reference building. Alternative: NABERS for Offices Commitment Agreements - Office = 6 stars, Hotel = 5 stars, Retail = 5.5 stars. Residential = NatHERS 8 star average, 6 stars minimum and 6 of 9 building services energy initiatives or 30% > BASIX On-site renewable energy generation systems connected behind the meter can be used to calculate reductions in energy use of the building beyond the minimum expectation.	As per minimum deliverables.	As per minimum deliverables.	Building Services Architect ESD	Architect Façade Consultant Building Service Engineers ICA / Soft Landings
[23-ME] Energy Source	•	**Met**	The building provides a Zero Carbon Action Plan	**Zero Carbon Action Plan:** The Zero Carbon Action Plan must cover all energy consumption, procurement and generation and cannot rely on procuring renewable fuels as its only solution. It must also include gas infrastructure provided to tenants (e.g. for cooking). Plan must include a target date for when the building is expected to operate as net zero carbon. The plan must be completed prior to tender and must: quantify emissions (scope 1 and 2) between now and 2050 with and without interventions; describe building changes required as building system components reach end of life; identify spatial considerations and physical interventions needed to replace fossil fuel using equipment; perform a cost benefit analysis; and be signed off by the building owner or developer. The plan must also outline any additional electrical capacity installed to enable proposed changes and any targets or activities should be included in the Verification and Handover credit.	**Zero Carbon Action Plan** - Zero Carbon Action Plan with supporting evidence - Signed PPA including extracts on the length of contract - Public commitment to the Global Commitment for Net Zero Carbon Buildings managed by WorldGBC	**Zero Carbon Action Plan** - Zero Carbon Action Plan with supporting evidence - Signed PPA including extracts on the length of contract - Public commitment to the Global Commitment for Net Zero Carbon Buildings managed by WorldGBC	ESD Developer	Head Contractor Electrical Consultant & Contractor Architect
[23-CA] Energy Source	**3**	**5 star**	100% of the building's *electricity* comes from renewable electricity.	**Renewable Electricity:** All electricity under the control of the building owner/operator must be from renewable sources (excluding tenant loads). Can be on-site and/or off-site. Off site renewable energy must have a minimum 5 year contract or 3 years if owned and managed by an entity signed to the Global Commitment for Net Zero Carbon Buildings managed by WorldGBC. Building portfolio PPA's are accentable.	**Renewable Electricity** - Evidence that the PPA or on-site generation will cover 100% of electricity	**Renewable Electricity** - Evidence that the PPA or on-site generation covers 100% of electricity	Developer	ESD Consultant Electrical Consultant & Contractor
[23-EP] Energy Source	**3**	**5 star**	100% of the building's *energy* comes from renewables. No gas is used for space heating, domestic hot water or cooking. **[Climate Positive Pathway]**	**Renewable Energy:** All energy under the control of the building owner/operator AND all non-electricity energy uses that are not under the building owner's control that use liquid or gaseous fuels burned on site must be from renewables. Fossil fuels cannot be used for any domestic hot water, space heating or cooking under any circumstances. Fossil fuels for industrial processes are excluded from the assessment. Any fossil fuels used for emergency power or laboratory equipment must be less than 1% of the building energy consumption and be offset for the first five years of operation.	**Renewable Energy** - Evidence that the PPA or on-site generation will cover 100% of energy	**Renewable Energy** - Evidence that the PPA or on-site generation covers 100% of energy	Developer	ESD Consultant Mechanical Consultant & Contractor Electrical Consultant & Contractor Hydraulic Consultant & Contractor Architect

Project: 1041450 (Rockpool Northshore Hamilton) | **Revision: D (27/2/2024)**

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[24-CA] Other Carbon Emissions	2	5 star	The building owner **(1)** eliminates **OR (2)** offsets emissions from refrigerants. **[Climate Positive Pathway]**	**Eliminating Refrigerants (1):** High GWP refrigerants >10 must be eliminated from the building. **Offsetting Refrigerants (2)**: Offset 100% of carbon emissions from refrigerants. Calculated from multiplying the total refrigerant change by GWP for each type of refrigerant.	**Eliminating Refrigerants** - Confirmation that refrigerants have been eliminated from the building design along with supporting documentation (e.g., mechanical as design drawings) **Offsetting Refrigerants** - Calculations showing the total refrigerant charge to be offset - Commitment to purchase of offsets (e.g., contract) clearly showing the length of offset - Overview of the remaining carbon emissions and evidence of their offset	**Eliminating Refrigerants** - Confirmation that refrigerants have been eliminated from the building along with supporting documentation (e.g., mechanical as built drawings) **Offsetting Refrigerants** - Calculations showing the total refrigerant charge to be offset - Evidence of purchase of offsets (e.g., contract) clearly showing the length of offset - Overview of the remaining carbon emissions and evidence of their offset	Mechanical Head Contractor Mechanical Head Contractor	Main Contractor Hydraulic Consultant & Contractor Main Contractor Mechanical Consultant & Contractor Hydraulic Consultant & Contractor
[24-EP] Other Carbon Emissions	2	No	All other emissions not captured in the Positive category are eliminated or offset including all Upfront Carbon Emissions (embodied carbon).	**Other Emissions:** All other emissions not captured in the Positive category are eliminated or offset. Emissions addressed are (1) building's electricity use multiplied by the grid coefficient; (2) building's energy use as determined in the Energy Use credit, (3) upfront carbon emissions as determined in the Upfront carbon emissions credit; (4) life-cycle emissions from modules B and C as calculated in Life Cycle Impacts; (5) construction equipment use, and utilities during construction on site; and (6) construction waste emissions. Alternative Calculation Method: An additional offset purchase equal to 5 years of modelled operation energy use, multiplied by the current grid coefficient is alternative to calculating (4)-(6) emission items.	Calculations and evidence of proposed offsets of the following: - Emissions from the building's electricity use (as determined in the Energy Use credit) multiplied by the grid emissions factor (unless the Energy Source Credit Achievement is met, in which case these emissions are zero) - Emissions from the building's energy use as determined in the Energy Use credit (unless the Energy Source Exceptional Performance is met, in which case these emissions are zero) - Upfront carbon emissions as determined in the Upfront Carbon Emissions credit - Emissions from module A5 construction equipment use, and utilities during construction on site (unless the Life Cycle Impacts calculator was used for the Upfront Carbon Emissions credit) - Life-cycle emissions from modules B and C as calculated in Life Cycle Impacts - Construction waste emissions - Any other carbon emissions over 1% of the total carbon emissions profile for the building (significant	Calculations and evidence of offsets of the following: - Emissions from the building's electricity use (as determined in the Energy Use credit) multiplied by the grid emissions factor (unless the Energy Source Credit Achievement is met, in which case these emissions are zero) - Emissions from the building's energy use as determined in the Energy Use credit (unless the Energy Source Exceptional Performance is met, in which case these emissions are zero) - Upfront carbon emissions as determined in the Upfront Carbon Emissions credit - Emissions from module A5 construction equipment use, and utilities during construction on site (unless the Life Cycle Impacts calculator was used for the Upfront Carbon Emissions credit) - Life-cycle emissions from modules B and C as calculated in Life Cycle Impacts - Construction waste emissions - Any other carbon emissions over 1% of the total carbon emissions profile for the building (significant	Developer Design Team ESD	Main Contractor ESD Consultant
[25-ME] Water Use	•	Met	The building **(1)** installs efficient water fixtures **OR (2)** uses 15% less potable water compared to a reference building. Multi-unit residential buildings use 10% less potable water compared to a reference building.	**Sanitary Fixture and Appliance Efficiency (1):** At minimum meet WELS ratings: 5 star taps, urinals & dishwashers; 4 star toilets & clothes washing machines; 3 star showers. **Reducing Water Use (2):** 15% reduction in potable water consumption against a reference building in the GBCA Potable Water Calculator. 10% reduction for multi-unit residential buildings.	**Sanitary Fixture and Appliance Efficiency** - WELS certificates - Manufacturer's data - Schedule of products **Reducing Water Use** - Completed GBCA Water Use calculator - WELS certificates - Manufacturer's data - Schedule of products - Design drawing(s) for each typical floor showing isolation valves for floor-by-floor testing of the fire sprinkler system, and drawings of the water storage and re-use system(s) - Design drawing(s) clearly showing the location of all heat rejection equipment installed on the project - Design drawings showing the landscape design and the irrigation system, listing the name, location, and plant species zone as it appears in the calculator - Manufacturer's information showing that the application efficiency for the landscape irrigation system - Manufacturer's information including backwash volume and frequency of filter cleaning - Design drawing(s) of process cooling water usage loops	**Sanitary Fixture and Appliance Efficiency** - WELS certificates - Manufacturer's data - As Built schedule of products **Reducing Water Use** - Completed GBCA Water Use calculator - WELS certificates - Manufacturer's data - Schedule of products - As built drawing(s) for each typical floor showing isolation valves for floor-by-floor testing of the fire sprinkler system, and drawings of the water storage and re-use system(s) - As built drawing(s) clearly showing the location of all heat rejection equipment installed on the project - As built drawings showing the landscape design and the irrigation system, listing the name, location, and plant species zone as it appears in the calculator - Manufacturer's information showing that the application efficiency for the landscape irrigation system - Manufacturer's information including backwash volume and frequency of filter cleaning - As built drawing(s) of process cooling water usage loops	Architect Building Services Architect Hydraulic &Fire Landscape	ESD Consultant Main Contractor Main Contractor ESD Consultant
[25-CA] Water Use	3	5 star	The building uses 45% less potable water compared to a reference building (40% for residential). The building has infrastructure for recycled water connection.	**Reducing Water Use:** 45% reduction in potable water consumption against a reference building in the GBCA Potable Water Calculator. 40% reduction for multi-unit residential buildings (Class 2 or 3). **Recycled Water Infrastructure:** The building must have infrastructure for recycled water in a district where local council, water authority or similar have planned for recycled water infrastructure.	As per minimum deliverables. - Design drawings and specifications of proposed grey water infrastructure	As per minimum deliverables. - As built drawings and specifications of grey water infrastructure	Architect Hydraulic &Fire Landscape Hydraulic	Main Contractor ESD Consultant ESD Consultant
[25-EP] Water Use	3	No	The building uses 75% less potable water compared to a reference building (60% for residential).	**Reducing Water Use:** 75% reduction in potable water consumption against a reference building in the GBCA Potable Water	As per minimum deliverables.	As per minimum deliverables.	Architect Hydraulic &Fire Landscape	Main Contractor ESD Consultant
[26-CA] Life Cycle Impacts	2	5 star	The project demonstrates a 30% reduction in life cycle impacts when compared to standard practice.	**Life Cycle Assessment:** Methodology: A whole-of-building, whole-of-life (cradle to grave) comparative life cycle assessment for modules A to D according to EN 15978. GBCA's LCA Calculator applies normalisation factors. LCA Data: Data must be based on EN 15978. Data quality shall be reported and peer-reviewed. Locally based data takes precedence over generic or global data. Quality Assurance: Two options: (1) Report produced by an LCA Certified Practitioner and subject to ISO9001 quality assurance and GBCA LCA Peer Review Checklist to be completed. (2) Report produced by an Experienced Individual, peer reviewed by an LCA Certified Practitioner or independent Experienced Individual and completed GBCA LCA Peer Review Checklist.	**Life Cycle Assessment** - LCA Report - Peer Review Statement - LCA practitioner competencies statement or LCACP certificate for practitioner and peer reviewer - Reference building documentation - Proposed building documentation - Green Star Life Cycle Impacts calculator	**Life Cycle Assessment** - LCA Report - Peer Review Statement - LCA practitioner competencies statement or LCACP certificate for practitioner and peer reviewer - Reference building documentation - Proposed building documentation - Green Star Life Cycle Impacts calculator	ESD	Head Contractor Architect Building Services Engineers Structural & Civil Engineers Façade Consultant Landscape Consultant

Project: 1041450 (Rockpool Northshore Hamilton)				Revision: D (27/2/2024)				
Credit	**Total points available**	**Targeted**	**Credit Criteria**	**Key Credit Requirements** *(refer to GBCA Submission Guidelines for full details)*	**Key Deliverables: Design Review** *(refer to GBCA Submission Guidelines for full details)*	**Key Deliverables: Certification Submission** *(refer to GBCA Submission Guidelines for full details)*	**Primary Responsibility**	**Input or contribution to achieving credit**
Places	**8**		**Recognises integration of buildings into the urban fabric and delivering places to enhance social cohesion**					
[27-ME] Movement and Place	•	**Met**	The building includes showers and changing facilities for building occupants that are accessible, inclusive and located in a safe and protected space.	**Changing Facilities:** Showers and lockers to be installed based on occupancy. 1 unisex shower for 0-49 occupants, 2 for 49-99 occupants, 4 for 100-200 occupants and additional 1 per 200 occupants above 200. Showers and bathrooms provided to meet statutory accessibility requirements do not count. 1 locker provided per 8 staff occupants - secure and located in changing rooms. Lockers within tenancies do not count. **Accessible, Inclusive, and Located in a Safe and Protected Place:** Access to facilities must be protected from the elements and vehicles. Must consider visibility, wayfinding, safety and ease of access.	**Changing Facilities** - Transport Drawings showing the provision and location of changing facilities - Design drawings showing the number and size of showers, and of lockers **Accessible, Inclusive, and Located in a Safe and Protected Place** - Site drawings / design drawings showing how the changing facilities are safe and protected	**Changing Facilities** - Transport Drawings showing the provision and location of changing facilities - As built drawings showing the number and size of showers, and of lockers **Accessible, Inclusive, and Located in a Safe and Protected Place** - Site drawings / As built drawings showing how the changing facilities are safe and protected	Architect Architect	Traffic Consultant Wayfinding Consultant
[27-CA] Movement and Place	3	No	The building's design and access prioritises active travel and includes bicycle parking facilities, a Sustainable Transport Plan has been prepared and implemented, the building has EV charging capabilities, transport options that reduce the need for private fossil fuel vehicles are prioritised.	**Bicycle Parking Facilities:** Building access must prioritise walking and cycling, with proper lighting and wayfinding, weather protected and separated from vehicles. Cyclist facility access has to be separate from the primary vehicle entrance to ensure safety. **Sustainable Transport:** Prepare and implement Sustainable Transport Plan - typical 4 target mode share, reduce private vehicle use & responsibility for implementing and monitoring. EC Chargers: Provide EV chargers to a minimum of 5% of car parking spaces. Electrical infrastructure and a load management plan prepared to allow for future installation of EV charging to 25% of all car parking spaces. **Reducing Private Vehicle Use:** 30% emission reduction, 40% active mode encouragement and 240t reduction in vehicle kilometres travelled in GBCA Movement and Place Calculator. **Encouraging Walkability:** Roads within project boundary must be designed to low speed (10km/hr). Access to at least 10 amenities (minimum of 5 types) within 400m radius of the building.	**Bicycle Parking Facilities** - Design drawings showing the number and location of bicycle parking facilities **Sustainable Transport** - Sustainable transport Plan including a site-specific transport assessment **Reducing Private Vehicle Use** - Green Star Movement and Place calculator **Encouraging Walkability** - Site plans showing how pedestrian access will be prioritised - Manual calculations showing proximity to amenities - Completed Green Star Movement and Place calculator	**Bicycle Parking Facilities** - As built drawings showing the number and location of bicycle parking facilities **Sustainable Transport** - Sustainable transport Plan including a site-specific transport assessment **Reducing Private Vehicle Use** - Green Star Movement and Place calculator **Encouraging Walkability** - Site plans showing how pedestrian access has been prioritised - Manual calculations showing proximity to amenities - Completed Green Star Movement and Place calculator	Architect Traffic Consultant Wayfinding Consultant Traffic Consultant Electrical Consultant & Contractor Traffic Consultant Architect Traffic Consultant Architect	Architect Urban Planner ESD Consultant Urban Planner Architect Urban Planner
[28-CA] Enjoyable Places	2	No	The building delivers memorable, beautiful, vibrant communal or public places where people want to gather and participate in the community. The spaces are inclusive, safe, flexible and enjoyable.	**Publicly Accessible Spaces:** For all buildings except residential >1000m2 must provide communal space with area of 0.25m2 per occupant or 2.5% GFA (whichever is greater). Residential with mixed use must provide communal space with area of 1.75m2 per dwelling (minimum 250m2). The space must: accommodate community-based activities; be flexible for multiple modes; be relevant for local people; be designed for enjoyment; be available to the community for free; be publicly accessible; and apply CPTED principles. **Activation Strategy:** Must ensure placemaking continues after Practical Completion and address: activity target; funding and management for the first 12 months of operation and beyond; timing of activation; potential suppliers, facilitators or initiators of activity commencement; community and occupant engagement; implementation by future tenants and occupants; and assign roles & responsibilities for implementation, evaluation and monitoring. Must be included as part of Handover.	**Publicly Accessible Spaces** - Site plans showing the size of public or communal spaces - Letter from the building owner confirming the space will be publicly accessible and may be used for free - An overview of how the public or communal spaces will comply with the requirements (e.g., flexible) - A narrative of how the spaces have been designed for enjoyment **Activation Strategy** - Proposal of activation strategy	**Publicly Accessible Spaces** - Site plans showing the size of public or communal spaces - Letter from the building owner confirming the space is publicly accessible and may be used for free - An overview of how the public or communal spaces comply with the requirements (e.g., flexible) - A narrative of how the spaces have been designed for enjoyment **Activation Strategy** - Confirmation of activation strategy after Practical Completion	Architect Urban Planner Developer	Client Landscape Consultant Architect
[29-CA] Contribution to Place	2	No	The building's design contributes to the liveability of the wider urban context and enhances the public realm, **OR** independent reviews are held during the development of the design.	**Urban Context Report:** to include an assessment of local setting and wider urban context; planned changes to the local area; and local challenges the building can address. Design demonstrates response to the urban context analysis and demonstrates that the public space is not negatively impacted by the proposed design. **Independent Design Review:** Independent design review panel consisting of registered professionals with 10 years experience (1 chair and 2 panel members). Design reviews must be completed at concept/schematic design, design development and at building permit stage (to confirm design reflects approved DA). All conflicts of interest must be declared.	**Urban Context Report** - Extracts from the urban context analysis, or various relevant reports that address requirements from this credit. - Design or site drawings showing how the building will respond to the urban context report. - Architectural drawings showing the public realm interface design. **Independent Design Review** - Evidence to demonstrate that a design review process has been undertaken. - Details of the panel members and their experience relevant to this credit's requirements. - A declaration from the project application confirming that the design review panel meets the independency requirements. (Same deliverables as credit 29)	**Urban Context Report** - Extracts from the urban context analysis, or various relevant reports that address requirements from this credit. - As-built or site drawings showing how the building responds to the urban context report. - Architectural drawings showing the public realm interface design. **Independent Design Review** - Evidence to demonstrate that a design review process has been undertaken. - Details of the panel members and their experience relevant to this credit's requirements. - A declaration from the project application confirming that the design review panel meets the independency requirements. (Same deliverables as credit 29)	Urban Planner Architect Developer	Landscape Consultant Head Contractor
[30-CA] Culture, Heritage and Identity	1	No	The building's design reflects and celebrates local demographics and identities, the history of the place, and any hidden or minority entities, **OR** this outcome was arrived through meaningful engagement with community groups early in the design process.	**Community Led Design Response:** Project must undertake local analysis and community engagement, then as a result reflect local identity, culture and heritage in the design in a publicly demonstrable way. Options include community art, placemaking projects, local artworks, building elements that tell stories of past & heritage, spaces and uses that reflect local identities. **Independent Design Review:** Independent design review panel consisting of registered professionals with 10 years experience (1 chair and 2 panel members). Design reviews must be completed at concept/schematic design, design development and at building permit stage (to confirm design reflects approved DA). All conflicts of interest must be declared.	**Community Led Design Response** - Culture, Heritage, and Identity Report outlining key findings of the local analysis and how community engagement activities influenced the design. - Design drawings, site drawings, architectural drawings showing how the culture, heritage, and identity will be incorporated into the building's designs. **Independent Design Review** - Evidence to demonstrate that a design review process has been undertaken. - Details of the panel members and their experience relevant to this credit's requirements. - A declaration from the project application confirming that the design review panel meets the independency requirements. (Same deliverables as credit 29)	**Community Led Design Response** - Culture, Heritage, and Identity Report outlining key findings of the local analysis and how community engagement activities influenced the design. - As-built drawings, site drawings, architectural drawings showing how the culture, heritage, and identity is incorporated into the building's designs. **Independent Design Review** - Evidence to demonstrate that a design review process has been undertaken. - Details of the panel members and their experience relevant to this credit's requirements. - A declaration from the project application confirming that the design review panel meets the independency requirements. (Same deliverables as credit 29)	Architect / Urban Heritage Consultant Indigenous Consultant Developer	Client Urban Planner Landscape Consultant Head Contractor

CREDIT CRITERIA SUMMARY

Project: 1041450 (Rockpool Northshore Hamilton) | **Revision: D (27/2/2024)**

Credit	Total points available	Targeted	Credit Criteria	Key Credit Requirements *(refer to GBCA Submission Guidelines for full details)*	Key Deliverables: Design Review *(refer to GBCA Submission Guidelines for full details)*	Key Deliverables: Certification Submission *(refer to GBCA Submission Guidelines for full details)*	Primary Responsibility	Input or contribution to achieving credit
People	**9**		**Recognises addressing social equity, inclusion and mental health in the design, construction and operation of buildings**					
[31-ME] Inclusive Construction Practices	•	**Met**	During construction, the head contractor provides gender inclusive facilities and protective equipment. Policies are implemented on-site to increase awareness and reduces instances of discrimination, racism and bullying.	**On-site Facilities, Policies, and Training:** Head contractor must: - Provide gender inclusive facilities/amenities with high privacy and gender specific PPE for a range of body types/sizes - Implement policies to address discrimination, racism or bullying on-site; introduce on-site redress procedures for breaches and corrective measures; and empower a diverse lead team to manage the policies on-site. - Provide training to 95% of contractors and subcontractors present on site for at least 3 days in: discrimination, racism and bullying on site policies; and drug, alcohol and mental health awareness.	**On-site Facilities, Policies, and Training** - Description of the types of PPE that will be available to construction workers - Extracts from relevant policies that address discriminating, racism, and bullying - Commitment to gender inclusive facilities - Commitment to lead team diversity	**On-site Facilities, Policies, and Training** - Description of the types of PPE available to construction workers - Evidence of purchase of appropriate PPE - Extracts from relevant policies that address discriminating, racism, and bullying - Drawings of gender inclusive facilities - Evidence of lead team diversity	Head Contractor	Client
[31-CA] Inclusive Construction Practices	**1**	**5 star**	The head contractor provides and monitors high quality staff support on-site to reduce at least five key physical and mental health impacts relevant to construction workers. They must also evaluate the effectiveness of their interventions.	**Needs Analysis:** Needs analysis of site workers and contractors to determine appropriate actions. Programs implemented must cover at least 80% of the workforce that attend the site for more than 3 days from commencement to PC.	**Needs Analysis** - Needs Analysis report outlining engagement process and outcomes for training	**Needs Analysis** - Needs Analysis report outlining engagement process and outcomes for training	Head Contractor	Client
				Physical and Mental Health Impacts: Programs and solutions must address at least 5 of the following: suicide prevention; healthy eating and active living; reduce harmful alcohol and tobacco consumption and avoid drug use; increased social cohesion; understanding depression; preventing violence and injury; decreased psychological stress; and finding fulfillment at work or mindful meditation.	**Physical and Mental Health Programs** - Commitment to implement programs and policies to promote health and wellbeing on site - Commitment to detailing the process to manage training, and track workers trained.	**Physical and Mental Health Programs** - Extracts of evidence detailing the programs and policies implemented to promote health and wellbeing on site - Evidence detailing the process to manage training, and track workers trained. Examples of evidence include extracts from the training policy, a report from a third-party provider, or similar - Extracts of training such as screenshots, presentation, or similar, showing the information provided as part of training.	Head Contractor	Client
				Evaluating the Program's Effectiveness: Evaluation report provided to client and sub-contractors including information on program delivery, dates, attendance and available languages and a review of program delivery outcomes and improvement options.	**Evaluating the Program's Effectiveness** - Evaluation report of the effectiveness of the training	**Evaluating the Program's Effectiveness** - Evaluation report of the effectiveness of the training	Head Contractor	Client
[32-CA] Indigenous Inclusion	2	No	**(1)** The building's design and construction celebrates Aboriginal and Torres Strait Islander people, culture and heritage through playing an active role in the organisational RAP **AND/OR (2)** incorporating Indigenous Design and Planning principles.	**Reconciliation Action Plan (1):** Key member of the project team is part of the organisational RAP working group, at least 90% of the RAP targets are met on the project, and all implemented actions relating to the RAP are publicly reported on the project's website. Any design element must be informed by consultation with the local AATSI community or nominated representatives. The RAP must have positively influenced the project outcomes.	**Reconciliation Action Plan (RAP)** - Extract from the Reconciliation Australia website demonstrating that the project's RAP is endorsed by Reconciliation Australia - Extracts from the organisation's Annual Report or website (or similar) demonstrating that the RAP is publicly reported upon - Reconciliation Action Plan Report (or similar) on the outcomes from the project's RAP demonstrating that at least 90% of the RAP targets will be met - Evidence that a key member of the project team is also on the RAP working group - Outcomes document linking the project to an organisational RAP	**Reconciliation Action Plan (RAP)** - Extract from the Reconciliation Australia website demonstrating that the project's RAP is endorsed by Reconciliation Australia - Extracts from the organisation's Annual Report or website (or similar) demonstrating that the RAP is publicly reported upon - Reconciliation Action Plan Report (or similar) on the outcomes from the project's RAP demonstrating that at least 90% of the RAP targets have been met in the first reporting cycle - Evidence that a key member of the project team is also on the RAP working group - Outcomes document linking the project to an organisational RAP	Developer	Head Contractor
				Inclusion of Indigenous Design (2): Australian Indigenous Design Charter guiding principles are incorporated including: Indigenous Led, Community Specific, Impact of Design, Shared Knowledge. Demonstrate how local AATSI communities were engaged through design development and how the design acknowledges this. Indigenous community engagement in design development and reconciliation and cultural values made available to the public, visitors and tenants during operation. Engagement from concept to handover.	**Inclusion of Indigenous Design** - Extract from indigenous engagement strategy - Evidence of Aboriginal and Torres Strait Islander engagement to date - Design drawings of proposed designs - Evidence of information being made available to public (e.g., website) - Comparison against the four principles from the Australian Indigenous Design Charter	**Inclusion of Indigenous Design** - Extract from indigenous engagement strategy - Evidence of Aboriginal and Torres Strait Islander engagement from concept design throughout the project's life cycle - As built drawings or photographic evidence of incorporated designs - Evidence of information being made available to public (e.g., website) - Comparison against the four principles from the Australian Indigenous Design Charter	Developer Indigenous Consultant Architect	Architect Landscape Consultant Social / Procurement Contractor Urban Planner
[33-CA] Procurement and Workforce Inclusion	2	No	At least 2% of the building's total contract value has been directed to generate employment opportunities for disadvantaged and under-represented groups through a social procurement strategy	**Social Procurement Strategy:** Plan must include: project's social procurement and workforce objectives; needs and targets including demographic study of local region; roles and responsibilities to implement and monitor plan; data collection and reporting templates; and monitoring and reporting requirements. At Practical Completion report: dollar spent as a proportion to Project Contract Value; suppliers engaged; number of jobs created per target group (as FTE); and jobs supported.	**Social Procurement & Employment Opportunities Strategy:** A Social Procurement Plan, including: - Evidence of workforce targets in main contracts and sub-contracts - Evidence of social procurement targets in main contracts and sub-contracts - Evidence that enterprises are independently certified by third party organisation	**Social Procurement & Employment Opportunities Strategy:** A Social Procurement Plan, including: - Evidence of workforce targets in main contracts and sub-contracts - Evidence of social procurement targets in main contracts and sub-contracts - Evidence that enterprises are independently certified by third party organisation	Head Contractor	Social / Procurement Contractor
				Employment Opportunities Strategy: Generation of employment for disadvantaged or under-represented groups through workforce targets and/or social procurement. Design & construction opportunities include: Aboriginal and/or Torres Strait Islander business; social enterprises; or disability enterprises. Enterprise providers must be independently certified by third party organisations (e.g. Supply Nation, Social Traders, government chamber of commerce, etc.)			Head Contractor	Social / Procurement Contractor
[33-EP] Procurement and Workforce Inclusion	1	No	At least 4% of the building's total contract value has been directed to generate employment opportunities for disadvantaged and under-represented groups through a social procurement	**Social Procurement Strategy:** As per Credit Achievement but 4% of total contract value.	As per credit deliverables.	As per credit deliverables.	Head Contractor	Social / Procurement Contractor
				Employment Opportunities Strategy: As per Credit Achievement but 4% of total contract value.	As per credit deliverables.	As per credit deliverables.	Head Contractor	Social / Procurement Contractor
[34-CA] Design for Inclusion	**2**	**5 star**	The building is designed and constructed to be inclusive to a diverse range of people with different needs.	**Inclusive Design:** Building must be able to be navigated and enjoyed by stakeholders of diverse ages, genders and abilities (e.g. physical, sight, sound, mind, spectrum). This applies to common spaces, bathroom facilities and amenities. This must include: <u>Equal access to the building</u> - equitable, appealing, safe and secure access to all principle entrance points and main thoroughfares that does not segregate or stigmatise. <u>Diverse wayfinding</u> - introduce visual, physical, olfactory and auditory solutions to help individuals navigate in a safe and enjoyable manner. <u>Inclusive spaces</u> - introduce internal and external spaces for a diverse range of uses including parents, family restrooms, emergency rooms, quiet rooms and social interaction rooms - accessible to all users.	**Inclusive Design** Green Star Report including: - Design drawings showing equal access to the building. - Evidence of diverse wayfinding. - Design drawings showing inclusive spaces.	**Inclusive Design** Green Star Report including: - As-built drawings showing equal access to the building. - Evidence of diverse wayfinding, including photographs. - As built drawings showing inclusive spaces.	Access Consultant (DDA)	Client Architect Landscape Consultant Wayfinding Consultant
[34-EP] Design for Inclusion	**1**	**TBC**	Engagement with target groups has informed the inclusive design.	**Needs Analysis:** The project team must consult with distinct community types to develop a needs analysis that will influence the project during the design phase. The consultation must be undertaken early in the design process and include a balanced cross-section of representation of the target group. The consultation process must generate a report that is then used to influence the design of the project. Building must align with best practice guidelines such as Design for Dignity Guidelines or similar.	**Needs Analysis** Green Star Report including: - Extract from consultation plan with disability community. - Evidence, through design drawings of how the outcomes of the consultation have been incorporated into the buildings design. - Analysis of the building's designs against the Design for Dignity Guidelines: Principles for Beyond Compliance Accessibility in Urban Regeneration or other best practice guidelines.	**Needs Analysis** Green Star Report including: - Updates to design report to reflect any changes made since the Design Review submission. - As-built drawings and/or photographs must be used as evidence to replace the preliminary drawings used in the Design Report submission.	Access Consultant (DDA)	Client Architect Landscape Consultant Wayfinding Consultant

Project: 1041450 (Rockpool Northshore Hamilton) | Revision: D (27/2/2024)

Credit	Total points available	Targeted	Credit Criteria	Key Credit Requirements *(refer to GBCA Submission Guidelines for full details)*	Key Deliverables: Design Review *(refer to GBCA Submission Guidelines for full details)*	Key Deliverables: Certification Submission *(refer to GBCA Submission Guidelines for full details)*	Primary Responsibility	Input or contribution to achieving credit
Nature	**14**		**Recognises protecting and enhancing biodiversity on and off site**					
[35-ME] Impacts to Nature	•	**Met**	The building was not built on, or significantly impacted, a site with a high ecological value. **(Where the project site does not impact on any wetlands of 'High National Importance', the project is deemed to comply with this aspect of the Minimum Expectation)**. The building's light pollution has been minimised.	**Site Ecological Value:** No clearance of old growth forest, prime agricultural land, wetland listed as 'high national importance' or aspects considered 'matters of national significance' under EPBC Act. If within 100m of any of these then mitigation measures required.	**Site Ecological Value** - Extracts from the Development Application - Zoning Plans	**Site Ecological Value** - Extracts from the Development Application - Zoning Plans	Developer	Urban Planner
				Managing Light Pollution Impacts: <u>Light Pollution To Neighbouring Bodies</u>: - comply with Table 2.1 of AS 4282:1997 for all boundaries except roads for both pre- and post-curfew requirements. <u>Light Pollution to Night Sky:</u> (1) no external luminaire has a ULOR >5% relative to mounted orientation, OR (2) external luminaires produce a maximum initial point illuminance no greater than: 0.5 Lux to site boundary; and 0.1 Lux to 4.5m beyond the boundary into the night sky at the highest point of the building.	**Managing Light Pollution Impacts** - Design drawings indicating the location of all external luminaires and showing the aiming point and mounting orientation of all external luminaires - Luminaire schedule for all proposed external lighting, nominating the type, lighting distribution and quantity of each luminaire and including the relevant photometric data such as ULOR - Calculation Plots for all proposed external lighting, showing that all grid points on the calculation plane return compliant Lux values - Excerpt from lighting control system, or similar, demonstrating proposed automatic deactivation of lights, based on external lux levels, where deactivation is required to achieve compliance	**Managing Light Pollution Impacts** - As Built drawings indicating the location of all external luminaires and showing the aiming point and mounting orientation of all external luminaires - Luminaire schedule for all external lighting, nominating the type, lighting distribution and quantity of each luminaire and including the relevant photometric data such as ULOR - Calculation Plots for all external lighting, showing that all grid points on the calculation plane return compliant Lux values - Excerpt from lighting control system, or similar, demonstrating automatic deactivation of lights, based on external lux levels, where deactivation is required to achieve compliance	Lighting Specialist Lighting	Architect
				Deemed to Comply if No Impact: otherwise, **Wetland Management Plan:** must be prepared by a qualified Ecologist or other qualified professional and include requirements for ongoing quarterly monitoring, annual reporting, and management of the wetland ecosystem for a minimum of five years. The plan must be exhibited to the public on the applicant's website or the local council's offices or library for a minimum of 24 months.	**Deemed to Comply if No Impact** Otherwise, **Wetland Management Plan** - Wetland Management Plan which includes evidence as per the Waterway Protection credit (39)	**Deemed to Comply if No Impact** Otherwise, **Wetland Management Plan** - Wetland Management Plan which includes evidence as per the Waterway Protection credit (39)	Ecologist	Civil Engineer Hydraulic Consultant & Contractor
[35-CA] Impacts to Nature	2	No	The building's design and construction conserves existing natural elements, and (if deemed necessary by an Ecologist) at least 50% of existing site with high biodiversity value is retained	**Protecting Ecological Values** <u>Context report:</u> Project team must document current, future and past ecological values of the site; <u>Protecting ecology</u>: proportion of existing vegetated area being retained and its biodiversity value; local and regional threats and mitigation requirements; active management strategies to protect ecological integrity; community engagement process; and consultation outcomes with local stakeholders including Aboriginal and/or Torres Strait Islander groups and environmental groups.	**Protecting Ecological Values** - Context report - Ecological assessment report	**Protecting Ecological Values** - Context report - Ecological assessment report	Urban Planner Ecologist / Landscape	Indigenous Consultant
				Retaining High Biodiversity Values: In areas deemed high biodiversity by an ecologist the project must retain at least 50% of this area and mitigate the following impacts during whole of project life: light and noise pollution; habitat disturbance and connectivity; water quality; migratory paths or insects, birds or other species; and two local issues appropriate to the site. Impacts must be considered from demolition through to occupation.	**Retaining High Biodiversity Values** - Evidence that 50% of the site has been retained - Narrative from Ecologist - Design drawings **If no prior existing Biodiversity** - Narrative from Ecologist how the project will add biodiversity value to the site	**Retaining High Biodiversity Values** - Evidence that 50% of the site has been retained - Narrative from Ecologist - As Built drawings **If no prior existing Biodiversity** - Narrative from Ecologist how the project will add biodiversity value to the site	Urban Planner Ecologist / Landscape	Architect
[36-CA] Biodiversity Enhancement	2	No	The site includes an appropriate landscape area with a diversity of species and prioritises the use of climate-resilient and indigenous plants, AND a site-specific Biodiversity Management Plan is provided to the building owner or building owner representative.	**Landscape Area:** External landscape must be provided at a ratio of either 15% of the site area or 1:500 of GFA, whichever is larger. Vertical and horizontal landscapes are acceptable.	**Landscape Area** - Site Plans marked up with proposed landscaping - Schedules of proposed plant species numbers and diversity (species, genus, and family) - Aerial Site Photographs marked up with proposed landscaping	**Landscape Area** - Site Plans marked up with As Built landscaping - As Built Schedules of plant species numbers and diversity - Aerial Site Photographs marked up with proposed landscaping	Landscape	Architect Ecologist
				Diversity of Species: No invasive species allowed in landscaping. > 60% of plants must be indigenous and site must include at least one significant (nesting) tree or equivalent habitat provision per 500m2 of landscaped area. Two compliance pathways for diversity: (1) 10% plant species; 20% plant genus; 30% plant family. (2) Ecologist narrative on site landscaping, biodiversity and climate change resilience.	**Diversity of Species** If no Ecologist appointed: - Schedules of proposed plant species numbers and diversity (species, genus, and family) If Ecologist appointed, a report with confirmation of: - No invasive species - Diverse landscaping - Climate-resilient landscaping - How the site supports vulnerable ecosystems	**Diversity of Species** If no Ecologist appointed: - As Built schedules of proposed plant species numbers and diversity (species, genus, and family) If Ecologist appointed, a report with confirmation of: - No invasive species - Diverse landscaping - Climate-resilient landscaping - How the site supports vulnerable ecosystems	Ecologist Landscape	
				Biodiversity Management Plan: Outline key actions to maintain ecological integrity and include: biodiversity objectives; roles and responsibilities; baseline description; measurement of success; post PC threat/impact mitigation; and update provisions.	**Biodiversity Management Plan** - Biodiversity management plan	**Biodiversity Management Plan** - Biodiversity management plan	Ecologist Landscape	
[36-EP] Biodiversity Enhancement	2	No	A greater area of landscaping is provided and the landscaping includes critically endangered and/or endangered plant species native to the bioregion.	**Landscape Area:** External landscape must be provided at a ratio of either 30% of the site area or 1:300 GFA, whichever is larger. Vertical and horizontal landscapes are acceptable.	As per credit deliverables.	As per credit deliverables.	Ecologist Landscape	
				Diversity of Species: > 80% of plants must be indigenous and site must include at least one significant (nesting) tree or equivalent habitat provision per 250m2 of landscaped area. The site must preserve, restore and/or support vulnerable ecosystem through planting critically endangered plant species native to the bioregion.	As per credit deliverables.	As per credit deliverables.	Ecologist Landscape	
[37-CA] Nature Connectivity	2	No	The site must be built to encourage species connectivity through the site, and to adjacent sites. If the project sits within a blue or green grid strategy it must contribute to the goals of the strategy.	**Species Connectivity:** <u>Landscaping (1)</u>: Where connectivity is through landscaping must be contiguous with existing, restored and new habitats. Conservation area must make up at least 25% of total external area within site boundary (at least 182m2) **OR** <u>Infrastructure (2):</u> Design features such as a canopy bridge, wildlife tunnels, green roofs, amphibian tunnels and green infrastructure are used to connect nature on site to adjacent areas. If the site is within a blue/green grid strategy, the design and landscaping must contribute to the goals of the strategy.	**Species Connectivity** - Site Plans marked up with landscaping, showing it is contiguous - Aerial Site Photographs marked up with landscaping, showing it is contiguous - Report on the types of infrastructure implemented - A reporting establishing the local species identified that a habitat would need to be provided for - Report on how designs support targeted wildlife species - Drawings detailing that habitat design	**Species Connectivity** - Site Plans marked up with landscaping, showing it is contiguous - Aerial Site Photographs marked up with landscaping, showing it is contiguous - Report on the types of infrastructure implemented - A reporting establishing the local species identified that a habitat would need to be provided for - Report on how designs support targeted wildlife species - Drawings detailing that habitat design	Ecologist Landscape	Architect
[38-CA] Nature Stewardship	2	No	The building owner, as part of the project's development, undertakes activities that protects or restores biodiversity at scale beyond the development's boundary.	**Area of Restoration or Protection:** The area of restoration must be equivalent to the total GFA of the development, or site area, whichever is greater.	**Area of Restoration or Protection** An Offsite Restoration Management Plan, including: - Evidence of site purchase - Evidence of formal partnership	**Area of Restoration or Protection** An Offsite Restoration Management Plan, including: - Evidence of site purchase - Evidence of formal partnership	Developer	
				Location of Restoration or Protection Activities: Land for restoration must be in Australia and restored to equivalent ecological value of the site before any development occurred. Qualified ecologist assessment required. Cannot be within project boundary to avoid double counting	**Location of Restoration or Protection Activities** An Offsite Restoration Management Plan, including: - Evidence of site purchase - Evidence of formal partnership	**Location of Restoration or Protection Activities** An Offsite Restoration Management Plan, including: - Evidence of site purchase - Evidence of formal partnership	Developer	
				Activities to Protect or Restore: (1) Project owner restores or protects an area themselves (need detailed Protection Management Plan) OR (2) Support an organisation that restores an area on their behalf, funded for min 5 years and third party verification.	**Activities to Protect or Restore** An Offsite Restoration Management Plan, including: - Overview of restoration activities - Evidence of funding provisions	**Activities to Protect or Restore** An Offsite Restoration Management Plan, including: - Overview of restoration activities - Evidence of funding provisions	Developer	
				Legislated Requirements: Biodiversity offset requirements for legislative or planning approval cannot be used to demonstrate compliance with this credit.	**Legislated Requirements** An Offsite Restoration Management Plan, including: - Evidence of project specific additionality	**Legislated Requirements** An Offsite Restoration Management Plan, including: - Evidence of project specific additionality	Developer	
[39-CA] Waterway Protection	2	No	The building demonstrates an annual average flow reduction (ML/yr) of 40% and meets specified pollutants targets.	**Stormwater Volume:** The building demonstrates an annual average flow reduction (ML/yr) of 40% compared to volume discharged without treatment.	**Stormwater Volume** Stormwater Management Plan including: - Civil and Landscape drawings showing the proposed stormwater collection, storage and treatment facilities and detailing their functional elements - Hydraulics drawings showing all proposed capture, storage, re-use piping and discharge route - Site plans showing the total areas of uncovered areas where vehicles are likely to transit and/or park (e.g., roads, loading docks, refuelling bays, and car parking, etc)	**Stormwater Volume** Stormwater Management Plan including: - Civil and Landscape drawings showing the stormwater collection, storage and treatment facilities and detailing their functional elements - Hydraulics drawings showing all capture, storage, re-use piping and discharge route - Site plans showing the total areas of uncovered areas where vehicles are likely to transit and/or park (e.g., roads, loading docks, refuelling bays, and car parking, etc)	Civil Hydraulic	Architect Landscape Consultant & Contractor
				Pollution Reduction Targets: All runoff discharged from site meets specified pollution reduction targets: TSS - 85%, Gross pollutants - 90%, Nitrogen - 45%, Phosphorus - 65%. Environmental Management: Chemical storage, loading or refuelling must install bunding and be covered to divert rainfall to the stormwater system. >200m2 of uncovered parking/vehicle movement area must have hydrocarbon treatment devices installed.	**Pollution Reduction Targets** Stormwater Management Plan including: - Civil/Hydraulics/Landscape drawings showing the proposed stormwater collection, storage, infiltration, and treatment facilities and detailing their functional elements - Independently verified performance certification for each manufactured stormwater treatment device, proving its ability to achieve the pollution reduction targets	**Pollution Reduction Targets** Stormwater Management Plan including: - Civil/Hydraulics/Landscape drawings showing the stormwater collection, storage, infiltration, and treatment facilities and detailing their functional elements - Independently verified performance certification for each manufactured stormwater treatment device, proving its ability to achieve the pollution reduction targets	Civil Hydraulic	Architect Landscape Consultant & Contractor
[39-EP] Waterway Protection	2	No	The building demonstrates an annual average flow reduction (ML/yr) of 80% and meets specified pollutants targets.	**Stormwater Volume:** The building demonstrates an annual average flow reduction (ML/yr) of 80% compared to volume discharged without treatment.	As per credit deliverables.	As per credit deliverables.	Civil Hydraulic	Architect Landscape Consultant & Contractor
				Pollution Reduction Targets: All runoff discharged from site meets specified pollution reduction targets: TSS - 90%, Gross pollutants - 95%, Nitrogen - 60%, Phosphorus - 70%. Environmental Management: as per Credit Achievement	As per credit deliverables.	As per credit deliverables.	Civil Hydraulic	Architect Landscape Consultant & Contractor

Project: 1041450 (Rockpool Northshore Hamilton)				Revision: D (27/2/2024)				
Credit	**Total points available**	**Targeted**	**Credit Criteria**	**Key Credit Requirements** *(refer to GBCA Submission Guidelines for full details)*	**Key Deliverables: Design Review** *(refer to GBCA Submission Guidelines for full details)*	**Key Deliverables: Certification Submission** *(refer to GBCA Submission Guidelines for full details)*	**Primary Responsibility**	**Input or contribution to achieving credit**
Leadership	**16**		Recognises innovative solutions that go beyond the scope of the tool and drive market transformation					
[40-1] Market Transformation - 1	1	No	Technology or process not commonly used within Australia's building industry or globally, depending on the context of the innovation claimed.	**Innovative Initiative:** Projects can make up to five claims for this credit. Each claim is only worth one (1) point. To claim points, the project team must show that an initiative is innovative by demonstrating that the technology or process is not commonly used within Australia's building industry; or globally, depending on the context of the innovation claimed.			Developer	
[40-2] Market Transformation - 2	1	No	Technology or process not commonly used within Australia's building industry or globally, depending on the context of the innovation claimed.	**Innovative Initiative:** Projects can make up to five claims for this credit. Each claim is only worth one (1) point. To claim points, the project team must show that an initiative is innovative by demonstrating that the technology or process is not commonly used within Australia's building industry; or globally, depending on the context of the innovation claimed.			Developer	
[40-3] Market Transformation - 3	1	No	Technology or process not commonly used within Australia's building industry or globally, depending on the context of the innovation claimed.	**Innovative Initiative:** Projects can make up to five claims for this credit. Each claim is only worth one (1) point. To claim points, the project team must show that an initiative is innovative by demonstrating that the technology or process is not commonly used within Australia's building industry; or globally, depending on the context of the innovation claimed.			Developer	
[40-4] Market Transformation - 4	1	No	Technology or process not commonly used within Australia's building industry or globally, depending on the context of the innovation claimed.	**Innovative Initiative:** Projects can make up to five claims for this credit. Each claim is only worth one (1) point. To claim points, the project team must show that an initiative is innovative by demonstrating that the technology or process is not commonly used within Australia's building industry; or globally, depending on the context of the innovation claimed.			Developer	
[40-5] Market Transformation - 5	1	No	Technology or process not commonly used within Australia's building industry or globally, depending on the context of the innovation claimed.	**Innovative Initiative:** Projects can make up to five claims for this credit. Each claim is only worth one (1) point. To claim points, the project team must show that an initiative is innovative by demonstrating that the technology or process is not commonly used within Australia's building industry; or globally, depending on the context of the innovation claimed.			Developer	
[41] Leadership - Climate Positive Pathway	**1**	**5 star**	This credit is part of the Climate Positive Pathway in Green Star Buildings. When the pathway is achieved, a Leadership Challenge point is awarded to the building for a total of 15 points for this path.				ESD	
[42-CA] Leadership - Circular Economy	2	No	The project team identifies and implements circular economy principles and initiatives. The project team demonstrates an increased circularity of 10% (weighted by cost)	**Prerequisite:** Achieve the Responsible Procurement credit in Green Star Buildings, and model the proposed and reference buildings following the methodology of the Life Cycle Impacts credit, using the data collected from this Leadership Challenge.	As per Credit 5 and Credit 26 requirements.	As per Credit 5 and Credit 26 requirements.	Developer / PM ESD Head Contractor	Architect Building Services Engineers Structural & Civil Engineers Façade Consultant All trades identified in the plan
				Circularity Assessment: During concept or design development (prior to tender) conduct an assessment identifying opportunities for circularity within the project: Structure, Envelope, Finishes, Systems & Furniture (for Green Star – Interiors, or integrated fitouts). Based on the assessment, select between two and five material/s and product/s opportunities for circular initiatives that will be implemented. One item must be worth at least 1% (or at least $1M for projects over $100M) of the total project cost, and all items combined must be at least 2% (or at least $2M for projects over $100M) of the total project cost.	**Circularity Assessment** - Project costings/QS report - Chain of Custody certificates - Letters from Suppliers - As built documentation - LCA report - Design documentation - LCA report	**Circularity Assessment** - Project costings/QS report - Chain of Custody certificates - Letters from Suppliers - As built documentation - LCA report - Other supporting documentation, where required, to support the claims made such as circularity scores	Developer / PM ESD Head Contractor	Architect Building Services Engineers Structural & Civil Engineers Façade Consultant All trades identified in the plan
				Circularity Improvement: Demonstrate a 10% improvement in total circularity, weighted by cost.	**Circularity Improvement** - Other supporting documentation, where required, to support the claims made such as circularity scores	**Circularity Improvement** - Other supporting documentation, where required, to support the claims made such as circularity scores	Developer / PM ESD Head Contractor	Architect Building Services Engineers Structural & Civil Engineers Façade Consultant All trades identified in the plan
[42-EP] Leadership - Circular Economy	1	No	The project team demonstrates an increased circularity of 20% (weighted by cost)	**Circularity Improvement:** Demonstrate a 20% improvement in total circularity, weighted by cost.	As per credit deliverable.	As per credit deliverable.	Developer / PM ESD Head Contractor	Architect Building Services Engineers Structural & Civil Engineers Façade Consultant All trades identified in the plan
[43-CA] Leadership - Responsible Structure	1	No	Achieve both Pathway A and Pathway B for Exceptional Performance for the Responsible Structure credit	**Minimum & Average Responsible Products Value:** Achieve both Pathway A and Pathway B for Exceptional Performance for the Responsible Structure credit	**Responsible Products Value** - RPV values of all relevant products - Evidence that claimed products with required RPV constitute required cost of all building structure components	**Responsible Products Value** - Receipts confirming purchase of stated products - Evidence that claimed products with required RPV constitute required cost of all building structure components	Structural Head Contractor	Structural Trades Structural Material Suppliers
[44-CA] Leadership - Responsible Envelope	1	No	Achieve both Pathway A and Pathway B for Exceptional Performance for the Responsible Envelope credit	**Minimum & Average Responsible Products Value:** Achieve both Pathway A and Pathway B for Exceptional Performance for the Responsible Envelope credit	**Responsible Products Value** - RPV values of all relevant products - Evidence that claimed products with required RPV constitute required cost of all building envelope components	**Responsible Products Value** - RPV values of all relevant products - Evidence that claimed products with required RPV constitute required cost of all building envelope components	Architect Façade Consultant Head Contractor	Façade & Roofing Contractors Façade Suppliers
[45-CA] Leadership - Responsible Systems	1	No	Achieve both Pathway A and Pathway B for Exceptional Performance for the Responsible Systems credit	**Minimum & Average Responsible Products Value:** Achieve both Pathway A and Pathway B for Exceptional Performance for the Responsible Systems credit	**Responsible Products Value** - RPV values of all relevant products - Evidence that claimed products with required RPV constitute required cost of all building systems components	**Responsible Products Value** - RPV values of all relevant products - Evidence that claimed products with required RPV constitute required cost of all building systems components	Head Contractor Building Services	Building Services Contractors Building System Suppliers
[46-CA] Leadership - Responsible Finishes	1	No	Achieve both Pathway A and Pathway B for Exceptional Performance for the Responsible Finishes credit	**Minimum & Average Responsible Products Value:** Achieve both Pathway A and Pathway B for Exceptional Performance for the Responsible Finishes credit	**Responsible Products Value** - RPV values of all relevant products - Evidence that claimed products with required RPV constitute required cost of all building finishes components	**Responsible Products Value** - RPV values of all relevant products - Evidence that claimed products with required RPV constitute required cost of all building finishes components	Architect Head Contractor	
[47-CA] Leadership - Fossil Fuel Fee Construction Site	**1**	**TBC**	The project has achieved the Responsible Construction credit. The site offices are powered by 100% renewable energy. All electricity is 100% renewable. 20% of high emitting construction equipment is fossil fuel free.	The project has achieved the Responsible Construction credit. 20% of high emitting construction equipment on high emitting construction activities is fossil fuel free (renewable electricity, biodiesel, etc). Does not include equipment used for transporting materials to and from site. Activities include: Excavation, Demolition, Earthworks, Concrete pumping, Piling and drilling, Generators powering construction activities or site sheds, Cranes. The site offices are powered by 100% renewable energy. All electricity used by the construction site is 100% renewable.			Head Contractor	
[47-FI] Leadership - Fossil Fuel Fee Construction Site	1	No	In addition to the Credit Achievement, 50% of high emitting construction equipment is fossil fuel free.	In addition to the Credit Achievement, 50% of high emitting construction equipment on high emitting construction activities is fossil fuel free.			Head Contractor	
[47-EP] Leadership - Fossil Fuel Fee Construction Site	1	No	In addition to the High Performance, 100% of all construction equipment is fossil fuel free.	In addition to the High Performance, 100% of all construction equipment is fossil fuel free.			Head Contractor	

Project: 1041450 (Rockpool Northshore Hamilton)				Revision: D (27/2/2024)				
Credit	**Total points available**	**Targeted**	**Credit Criteria**	**Key Credit Requirements** *(refer to GBCA Submission Guidelines for full details)*	**Key Deliverables: Design Review** *(refer to GBCA Submission Guidelines for full details)*	**Key Deliverables: Certification Submission** *(refer to GBCA Submission Guidelines for full details)*	**Primary Responsibility**	**Input or contribution to achieving credit**
Sector Specific Credits	**1**		Recognises sustainability initiatives and outcomes that are unique to specific building types					
[SS1-CA] Upfront Tenant Emissions	**1**	**0**	The building owner actively assists the tenants to quantify and reduce their fitout upfront emissions. Fitout upfront emissions (>10% of tenant NLA) has been quantified and fully offset. The building owner requires tenants to use low GWP refrigerants or offsets for high GWP refrigerant leakage are procured.	**Applicability:** Buildings where more than 20% of GFA is commercially leased to tenants, e.g. office, retail, industrial.			Developer	
				Upfront carbon mechanism: The building owner provides a mechanism for tenants to reduce their upfront carbon emissions (Modules A1 to A5) and compensate the remaining emissions through the purchase of appropriate carbon offsets.			Developer	
				Active Engagement: The building owner actively encourages the tenants to reduce and compensate for their upfront carbon emissions from their fitouts, and all emissions from refrigerants through an engagement campaign with tenants.			Developer	
				Engaged Tenants: At least 10% of tenant space (NLA) must be signed up to reduce and compensate fitout upfront carbon emissions to demonstrate the program is operational.			Developer	
[SS1-EP] Upfront Tenant Emissions	**2**	**0**	Fitout upfront carbon emissions for 40% of tenanted space by NLA has been reduced and compensated.	**Fitout upfront carbon emissions:** Fitout upfront carbon emissions for 40% of tenanted space by NLA has been reduced and compensated. Where a tenanted space has not been leased, the building owner can procure offsets for an equivalent fitout on behalf of the tenant.			Developer	
[SS2-CA] Collaborative Leasing	**1**	**0**	There is a commitment between landlord and tenant regarding collaboration, resource management and performance reporting. Between 5% to 10% of tenants (depending on building type) have signed high quality lease agreements.	**Applicability:** Buildings where more than 20% of GFA is commercially leased to tenants, e.g. office, retail, industrial.			Developer	
				High Quality Leasing: Lease agreements align with the Better Buildings Partnership Leasing Standard including: co-operation & works, management & consumption, and reporting & standards.			Developer	
				Building Owner Contributions: The building owner provides a platform to share data (waste, water & energy) and for tenant feedback/opportunities to discuss improvement opportunities.			Developer	
				Tenant Agreement: The number of tenants that agree to the clauses is by sector as follows: 10% of all commercial office tenants, 5% of all retail tenants and 10% of all industrial tenants.			Developer	
[SS2-EP] Collaborative Leasing	**1**	**0**	A majority of building tenants have signed high quality lease agreements.	**Tenant Agreement:** The number of tenants that agree to the clauses is by sector as follows: 80% of all commercial office tenants, 55% of all retail tenants and 80% of all industrial tenants.			Developer	
[SS3-CA] Tenant Energy Emissions	**2**	**5 star**	The building owner actively assist tenants to procure renewable electricity and at least 40% of tenant space (by NLA) uses 100% renewable electricity.	**Applicability:** Buildings where more than 20% of GFA is commercially leased to tenants, e.g. office, retail, industrial.			Developer	
				Renewable Electricity Mechanism: The building owner must provide and actively promote a mechanism for all tenants to be able to procure renewable electricity and also allow the building owner to collect information from the tenant related to their energy consumption on an annual basis.			Developer	
				Engagement Activities: The building owner actively encourages tenants to address their energy emissions through an engagement campaign and covers reducing energy consumption, eliminating fossil fuels, and procuring renewable electricity.			Developer	
				Engaged Tenants: At least 40% of tenant space (NLA) has, or will be required to, contractually commit to procuring 100% renewable electricity for the duration of the lease.			Developer	
[SS3-EP] Tenant Energy Emissions	**3**	**5 star**	At least 80% of tenant space (by NLA) uses 100% renewable energy.	**Renewable Electricity:** At least 80% of tenant space (NLA) has, or will be required to, contractually commit to procuring 100% renewable electricity for the duration of the lease. The building owner and the tenant must agree to share data regarding the base building energy consumption and tenant energy consumption. Where less than 30% of remaining tenanted space has not been leased (to achieve the 80% threshold), the building owner can procure Large Generation Certificates (LGCs) for an equivalent modelled consumption of three years and surrender them to the regulator.			Developer	
				Fossil Fuel Use: In at least 80% of the tenant space (by NLA) fossil fuels cannot be used for tenant supplied domestic hot water, space heating or cooking. Base building domestic hot water or space heating cannot use fossil fuels.			Developer	