

ESD REQUIREMENTS IN FISHERMANS BEND INCORPORATED DOCUMENT

Permit conditions

A permit granted to construct a building in the area covered by CCZ4 or DDO67 of this Scheme, except a permit for the construction of a building of less than 50 sqm or for alterations and additions less than 50 sqm, must include conditions which require that:

1. Before the development commences, a Sustainability Management Plan (SMP) must be prepared by a suitably qualified person to the satisfaction of the Responsible Authority. Once approved, it will form part of the permit. The SMP must document the sustainability measures proposed for the development and describe how the sustainability measures will be implemented and managed.
2. Before the development commences, evidence must be submitted to the satisfaction of the Responsible Authority that demonstrates the project has been registered to seek a minimum Green Building Council of Australia (GBCA), Green Star Design and As-Built rating (or equivalent independent rating tool as approved by the Responsible Authority) as set out in Table 1.
3. Prior to the occupation of the building, evidence must be submitted to the satisfaction of the Responsible Authority that demonstrates the building can achieve a minimum Green Building Council of Australia (GBCA), Green Star Design Review certification (or equivalent independent rating tool as approved by the Responsible Authority) as set out in Table 1.
4. Within 12 months of occupation of the building, certification must be submitted to the satisfaction of the Responsible Authority that demonstrates that the building has achieved a minimum Green Building Council of Australia (GBCA), Green Star Design and As Built rating (or equivalent independent rating tool as approved by the Responsible Authority) as set out in Table 1.

Table 1

Development	Minimum Star Standard
New buildings or additions containing ≥ 10 dwellings or ≥ 5,000 sqm floorspace	GBCA 5 Star Green Star Design and As-Built rating
Other buildings and alterations and additions greater than 50 sqm	GBCA 4 Star Green Star Design and As-Built rating

Note 1: In the case of alterations and additions, the requirements of the Incorporated Document apply only to the alterations and additions.

Equivalence Test

In assessing whether a third party rating scheme for use in a condition in accordance with this incorporated document is 'equivalent', the following should be taken into account:

1. Does the scheme cover the same or wider scope than the *Fishermans Bend Framework 2018* sustainability goals, targets and objectives, and the vision to achieve world leading sustainability outcomes?
2. Does the scheme align with currently accepted holistic sustainability built environment outcomes in Australia and is it informed by global best practice schemes?
3. Does the scheme have carbon performance targets that align with internationally accepted science based targets, and facilitate the delivery of Victorian Government's carbon targets as they exist from time to time?
4. Does the scheme include independent third party feedback and assessment during the design stage of the development as well as certification of the building at 'as built' stage?
5. Does the scheme have a robust set of industry-accepted governance processes and procedures, ensuring high levels of probity are maintained through independent third party processes?
6. Does the evidence required to support a claim for certification allow for adequate third party technical assessment to validate performance outcomes, and ensure claims made are followed through at an as-built stage, or does it require performance verification?

Example

The following rating tools are considered to be equivalent: BESS, EnviroDevelopment, NABERS, LEED, Living Building Challenge

Reference document

ARUP, *Fishermans Bend Review of Sustainability Standards* (19 February 2018)

Fishermans Bend Framework 2018