

## **INTRODUCTION**

The following changes should be made to the Schedule to clause 81.01 to reflect the three incorporated documents referred to in proposed CCZ schedule 4.

Note: the COM proposes that an incorporated document be used for the ESD conditions of the CCZ schedule to more easily facilitate those conditions being updated over time, as required.

## **SCHEDULE TO CLAUSE 81.01 TABLE OF DOCUMENTS INCORPORATED IN THIS SCHEME**

After the row that states:

Emporium Melbourne Development, July 2009	C148
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insert three new rows:

How To Calculate Floor Area Uplift In Fishermans Bend	GC81
Fishermans Bend - Existing Industrial Uses with Adverse Amenity Potential	GC81
ESD Requirements In Fishermans Bend	GC81

## ESD REQUIREMENTS IN FISHERMANS BEND INCORPORATED DOCUMENT

### Permit conditions

A permit granted to construct a building or to construct or carry out works in the area covered by CCZ4 or DDO67 of this Scheme, other than alterations and additions to an existing building or buildings and works for an existing use, must include conditions which require that:

1. Prior to the commencement of buildings and works, 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) as set out in the Table below.
2. 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 star Green Star Design Review certification (or equivalent) as set out in the Table below.
3. 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 star Green Star Design and As Built rating (or equivalent) as set out in the Table below.
4. Prior to the commencement of buildings and works, 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.

**TABLE**

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 (or equivalent)
Other buildings and alterations and additions greater than 50 sqm	GBCA 4 Star Green Star Design and As-Built rating (or equivalent)

## Equivalence

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

1. Does the scheme cover the same or wider scope than the Framework sustainability goals, targets and objectives, and the vision to achieve world leading sustainability outcomes?
2. Does the scheme align with accepted holistic best practice 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 defined in the *Climate Change Act 2017 (Vic)*?
4. Does the certification scheme include independent third party assessment of design stage and as built documentation?
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 scheme provide feedback and assessment during the design stage of the development, as well as certification of the building at 'as built' stage?
7. Has the scheme been formally assured by internationally recognised quality standards such as ISO 9001?
8. 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?

Reference document: *Fishermans Bend Review of sustainability standards* (19 February 2018)