



Green Star Project Manager

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Eligibility Query

Project *No project specified***Tool** Green Star - Multi Unit Residential Design v1**Category** *General tool query***Submitted** Fri 7 Sep 2012 (5 days ago)

Your Submission

Please write a general description of the proposed project

The project consists of 3 separate buildings, Blocks 3B, 3C and 10. These buildings form part of the Kensington Street Precinct on the eastern edge of the Central Park Precinct on Broadway in Chippendale, Sydney. These 3 buildings are to be occupied as student accommodation, with some nominal retail units at grade. The student accommodation is made up primarily of small studio apartments (approximately 17m² each) with some "bedroom clusters" – groups of bedrooms with a common lounge and kitchen.

Do any of the buildings have shared services (e.g. car parking, cyclist facilities, building services, infrastructure)

Wastewater from Blocks 3B and 3C flows to a larger site wide recycled water treatment plant (RWTP) which treats all wastewater from the buildings and reticulates treated recycled water back to all buildings in Central Park including Blocks 3B, 3C and 10 to meet non-potable water demands, such as toilet flushing and clothes washing.

Stormwater from Blocks 3B and 3C flows to the Central Park stormwater treatment system.

All three Blocks receive hot water for domestic hot water.

What is the spatial relationship between the buildings? (i.e. Do the buildings have separate entrances and/or separate street addresses? Are they connected via a concourse level?) If so, please detail.

Blocks 3B and 3C are connected via a "link" – a connection between the two buildings which contains the common areas of the blocks. Block 10 is autonomous, other than its connection to the RWTP.

Which Eligibility Criteria is the project seeking clarification on? Please explain.

Eligibility Criterion 1: Space Use

The accommodation portion of these buildings (greater than 80% of the building's GFA) is classified as Class 3, which excludes the buildings from meeting the space use eligibility criterion for any pre-existing Green Star tool.

Eligibility Criterion 3: Conditional Requirements

The project must meet the conditional requirements, such as minimum greenhouse gas emissions reductions (Ene-Con). Class 3 buildings do not need to demonstrate that heating and cooling loads are within the prescribed limits to meet the requirements of Section J of the BCA, i.e. NatHERS is not applicable. Compliance is demonstrated either by meeting the Deemed-to-Satisfy (DTS) provisions of Section J. Therefore, the application of a tool like MURT would unfairly dictate complex energy analyses and CIR processes that would result in additional costs (both known and hidden) to the project, which has the potential to jeopardise the commercial viability of the development.

GBCA Response

Awaiting official response...

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From: Green Star [greenstar@gbca.org.au]
Sent: Monday, 24 September 2012 4:52 PM
To: Fallowfield, Katie
Cc: elham.monavari@gbca.org.au
Subject: Your Green Star Query (Eligibility response)

Dear Katie,

The following is the response to your recent Eligibility Query

The Green Building Council of Australia has reviewed the eligibility query for the student accommodation buildings located at Broadway, Chippendale. Based on the information provided, the project is **ineligible** to be rated under the Green Star - Multi-Unit Residential v1 rating tool. Projects eligible under the Multi-Unit Residential v1 are made up of more than 1 unit and have a GFA of at least 80% BCA Class 1a or 2. This project has a BCA Class of 3, therefore does not meet the Space Use Criterion of this rating tool.

Despite the proposed project not meeting the Space Use criterion for project eligibility under the Green Star - Multi-Unit Residential v1 rating tool, the project can still be rated using the Green Star - Custom rating tool. For more information on Green Star - Custom, please go to: <http://www.gbca.org.au/green-star/green-star-custom/3092.htm>

This email response should be included with the registration for your proposed Green Star project. Please include any additional documentation submitted with this Eligibility query.

This Eligibility response is specific to the unique circumstances of the proposed project and will not automatically set precedent for any future projects. Please notify the GBCA if any details of your project changes as this may effect the project's eligibility.

I hope that this response clarifies the matter. Please feel free to contact me further if you have any questions on this matter.

Kind Regards,
Green Star



The following must be included in the submission

Green Star

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