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Our Ref: PR107832
Date: 22 August 2013

Attn: Simon Truong
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Via: email

Dear Simon

RE:SSD-4949-2011: 157-163 CLEVELAND ST, REDFERN – S96(1A) APPLICATION STATEMENT (CONDITION E4)

In accordance with Section 96 of the Environmental Planning and Assessment Act 1979 and on behalf of our client, Urbanest, we submit this Section 96(1A) application to modify development consent SSD-4949-2011. The modification is to amend condition E4 relating to Green Star.

The s96 (1A) application is made up of the following documents:

- This letter and attachments which set out the nature of modifications and the justifications
- DA form with owner's consent.

1.0 BACKGROUND

Development consent (SSD-4949-2011) for the project was granted on 16/05/2012. Condition E4 of the consent required that the building achieved 4 star Green Star Design and As Built certifications.

The Green Building Council of Australia (GBCA) confirmed that the project was not eligible for rating under the existing Green Star Multi Unit Residential Tool (MURT) v1 2009 due to the use classification of the approved building. Under the Building Code of Australia (BCA), the project is classified as Class 3 and the MURT only applies to Class 2 developments.

In line with the targeted rating proposed by the Department of Planning and Infrastructure (DP&I), Urbanest reviewed the sustainability initiatives and benchmarks that would be required to achieve a 4 Star Green Star MURT rating. These initiatives were included in the project cost and feasibility analysis.

Urbanest then committed to developing a Green Star Custom Tool to enable the project to be rated. The Custom Tool development process was undertaken by Built, the appointed contractors for the project, Northrop Consulting Engineers, the sustainability consultants on the project, and the GBCA.

A modification to condition E4 of the consent was approved on 19/10/2012 to reflect the alternative approach to the Custom Tool.

The proposed modifications included the following requirements:

- submission of documentation demonstrating that a rating equivalent to a 4 star Green Star Design Rating had been achieved; and
- formal assessment of a Green Star As Built submission targeting 45 points plus a 10% buffer was undertaken by the GBCA.

The modification also extended the timeframe required to satisfy the condition. This was to allow sufficient time to develop the Custom Tool. Given the project had been designed and construction commenced in August 2012, it was acknowledged that it would be difficult to incorporate additional design initiatives into the building in line with achieving points under the Green Star Custom Tool. The requirement for a certified 4 star Design rating was therefore removed from the condition.

Development of the Custom Tool was based on the MURT v1 2009. The first Draft Custom Tool was received on the 29/10/2012, with many iterations prior to the final version being issued by the GBCA on 4/6/2013. During this time, the tool evolved in line with improved best practice, increased benchmarks and additional initiatives as determined by the GBCA. Changes included weightings of the categories and significant changes to the credit criteria (these are summarised in Attachment 1). The final tool was far more onerous than the MURT v1 2009 tool upon which it was based.

It is now unclear whether the building will achieve a certified 4 star rating under the Custom Tool, which is significantly more onerous than was originally anticipated.

On 14 August 2013, representatives of Urbanest, Built (construction contractor), Northrop (Green Star Accredited Professional) and RPS met with DP&I to discuss the E4 condition. The DP&I acknowledged the position Urbanest put forward and in the meeting and it was agreed that a section 96 would be lodged to amend the condition.

2.0 PROPOSED AMENDMENTS

This application seeks to modify condition E4 of consent SSD4949-2011 as follows:

> E4 Energy Star Ratings
>
> **A Green Star Custom tool is to be developed for Urbanest student accommodation developments with the Green Building Council of Australia.**
>
> ~~*Documentation*~~ **A report** is to be provided to the Certifying Authority (with a copy supplied to the Department) ~~*by a suitably qualified consultant, indicating that the development achieves a minimum performance standard equivalent to a "Design" 4 Star Green Star rating*~~ **indicating:**
>
> ***(a) that the development has targeted a 4 star Green Star Custom Tool design rating; and***

(b) that the constructed development has addressed the targeted Green Star Credits.

This report is to be prepared by a Green Star Accredited Professional and will comprise a summary of targeted Green Star points; associated environmental initiatives; and their implementation.

~~*Documentation that a 4 Star Green Star equivalent rating has been achieved is to be provided to the Certifying Authority prior to the issue of an Occupation Certificate.*~~

~~*An application for a minimum 4 Star Green Star "As Built" shall be made to the Green Building Council of Australia (GBCA). The submission shall target a 10% point buffer over the required 45 point threshold necessary to achieve a 4 Star rating. Certification of the minimum 4 Star Green Star "As Built" accreditation from the GBCA shall be provided to the Department within 2 years of the issue of the final Occupation Certificate.*~~

~~*In the event that the development does not achieve the necessary 45 points required by the GBCA to gain "As Built" 4 Star Green Star certification, the applicant shall provide the Green Star Round 2 assessment results issued by the Green Building Council of Australia (GBCA) to the Department, which provides an explanation of why the targeted points were not accepted by the GBCA. The Green Star As Built submission to the GBCA shall target the required 45 point threshold necessary to achieve a 4 star rating in addition to a 10% point buffer. It shall be provided to the Department within 2 years of the issue of an Occupation Certificate.*~~

3.0 BASIS FOR PROPOSED AMENDMENTS

As stated above, the Custom Tool evolved significantly from the time the time the draft was initially developed until the time the final tool was issued in June 2013. When Urbanest made the initial commitment, which used the MURT v1 2009 as a benchmark, allowance was made for targeting sustainability initiatives in accordance with the MURT v1 2009. . It is now unclear whether the building will achieve a certified 4 star rating under the Custom Tool.

The unique issue facing this project is that the Custom Tool was being developed in parallel with the development, design and construction of the approved building. Timing for delivery of the project is critical, being driven by University first semester dates. The final tool has been approved only 6 months prior to the completion of construction.

Throughout the development, design and construction process, Urbanest have always sought to achieve the rating and therefore the building incorporates many sustainability initiatives. They have invested over $1M into the development of the Custom Tool and the inclusion of additional sustainability initiatives into the project over and above the base building elements that urbanest have always provided to achieve a high level of environmental sustainability. A description of the targeted initiatives is provided in Attachment 2.

Given the level of investment made to date, Urbanest have made a clear commitment to Green Star, and will be using the Custom Tool in future projects. The ability to incorporate the now approved Custom Tool into the design and construction of future projects from the outset will result in a substantially better outcome for all stakeholders. In addition, the proposed modifications include a requirement that a compliance report is prepared during construction of

the approved building which will confirm the targeted Green Star points; associated environmental initiatives; and their method of implementation. The project includes many sustainability initiatives, and is consistent with the original intent of condition E4.

On this basis, the proposed modifications are considered justified and acceptable.

4.0 SUBSTANTIALLY THE SAME DEVELOPMENT

Section 96(1A)(b) requires that the modifications result in substantially the same development as the development to which consent was originally granted. The modifications are minor, and the original intent of condition E4 will still be achieved.

5.0 ASSESSMENT

Pursuant to Section 96(3) of the Act, matters referred to in section 79C(1) must be considered in determining an application for modification of a consent. This section provides an assessment of the proposed modifications, including the associated impacts, suitability and matters related to the public interest.

5.1 Planning Controls

The proposed modifications are consistent with relevant planning controls. The building will still achieve design excellence in accordance with objective (f) of the zone under State Environmental Planning Policy (Major Development).

5.2 Likely Impacts of Development

The modification will not have adverse environmental, social or economic impacts.

As described in Section 3 and outlined in Attachment 2, the building incorporates many sustainability initiatives which will have a positive environmental, social and economic impact. The original intent of the condition E4 will be retained.

5.3 Suitability of Site for Development

The suitability of the site was established as part of the original development application. The proposed modifications do not impact on the site's suitability for the development.

5.4 Public Interest

The approved development is in the public interest for the reasons outlined in the original development application. The proposed modifications are also in considered to be in the public interest. The building incorporates many sustainability initiatives, and has been targeting a 4 star rating throughout the development, design and construction phase. The proposed modifications will enable the provision of student housing in a more time and cost effective manner than would otherwise be the case.

The Green Star Custom Tool has been finalised and issued and will be used in future Urbanest developments. This will have significant public benefit through providing the mechanism to measure the reduced environmental impact of this land use in the future.

6.0 Conclusion

The proposed modifications are minor and will result in substantially the same development as the consent originally granted. The modifications will not result in adverse impacts and are considered to be in the public interest.

The proposal is therefore acceptable pursuant to Section 96 of the *Environmental Planning and Assessment Act 1979* and worthy of approval.

We trust this information is sufficient for your purposes, however should you require any further details or clarification, please do not hesitate to contact the writer by telephone.

Yours sincerely
RPS

Belinda Lewis
Planning Manager

cc: Andy Stubbs, Urbanest

ATTACHMENT I
Changes to Criteria Weightings

Criteria	Draft Custom Tool (%)	Final Custom Tool (%)
Management	14	14
Indoor Environment Quality	18	20
Energy	22	24
Transport	10	8
Water	12	11
Materials	13	12
Land Use & Ecology	6	6
Emissions	5	5

ATTACHMENT 2
Targeted Sustainability Initiatives

Urbanest, 157 Cleveland Street, Redfern - Green Star Custom Tool Scorecard

Version: 026 | Date: 13/08/2013 | Green Star Custom Tool 2013 | Prepared by: SR

Credit	Credit Name	Available Points	Targeted Points	Credit Approach	Comment
Management					
MAN-1	Green Star Accredited Professional	2	2	A Green Star Accredited Professional (GSAP) has been contractually engaged to advise on all features and stages of the Green Star Certification process; and, provide environmental design advice based on Green Star from the design phase through to construction completion.	
MAN-5	User and Maintenance Guides	2	2	A simple and easy-to-use Building Users' Guide, which includes information relevant for the building users, occupants, and tenants' representatives, is developed and made available to the building owner. A Building Maintenance Guide, which provides detailed guidance on accessing and maintaining both the building's services and external building fabric, is developed by the design team and made available to the building owner(s) or manager.	
MAN-6	Environmental Management	2	2	The contractor implements a comprehensive, project-specific Environmental Management Plan (EMP) for the works in accordance with Section 3 of the NSW Environmental Management System Guidelines 2009. The EMP includes provisions for construction Indoor Air Quality (IAQ) for the works that meets or exceeds the recommended control measures of Chapters 3 and 4 of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guidelines for Occupied Buildings under Construction, 2008. The contractor has a valid ISO 14001 Environmental Management System (EMS) accreditation prior to and throughout construction.	
MAN-7	Waste Management	2	2	The contractor implements a Waste Management Plan (WMP), retains waste records and submits quarterly reports to the building owner; and 80% (by mass) of all demolition and construction waste is reused or recycled.	
MAN-10	Learning Resources	1	0	Three of the building's environmental attributes are displayed in a manner that can be readily understood by building users, and reflect an environmental initiative rewarded within a Green Star Credit; One attribute must relate to energy use; One attribute must relate to water use; and, Each attribute must be clearly displayed and the measurable environmental and economic benefits communicated to the casual observer. The environmental data of the energy and water initiatives is clearly and permanently presented and displayed in real-time (e.g. through screens or other mechanisms).	
MAN-16	Metering	3	0	Metering Strategy: Accessible metering to be provided to monitor the energy and water consumption of the tenant from all energy and water sources. The metering must be provided separately for the distinct uses in the project. Monitoring strategy: A comprehensive monitoring strategy, which includes frequency of monitoring, and estimated end consumption for each use, has been developed for the installed meters. The monitoring strategy (as delineated above) is addressed through a system capable of capturing and processing the data produced by the installed energy or water meters (or both), and presenting that data in an accurate and easy to read report on consumption trends.	
MAN-17	Operational Waste	1	1	An operational waste management plan, which includes the identification of, reduction of, and handling of common and additional waste and recycling streams, has been developed by an experienced waste auditor for implementation in the project. All identified common and additional recycling streams are recycled upon collection.	
MAN-18	Commissioning and Tuning	4	0	Early in the design process, targets for environmental performance of the design be set. A comprehensive services and maintainability review of the project is performed. Comprehensive pre-commissioning activities and commissioning activities are performed for all nominated systems. A building tuning process is in place and responsibilities assigned to have all nominated systems tuned after handover. All activities were supervised by an Independent Commissioning Agent (ICA) that reports directly to the client.	
Sub-total		**17**	**9**		
Weighted Sub-total			**7.4**		
Indoor Environment Quality					
IEQ-1	Provision of Outside Air	3	2	The entry of outdoor pollutants is minimised, and outside air is provided as follows: - All clusters are provided with outside air via ventilation openings that can be adjusted to provide a constant stream of outside air. - 95% of the common areas are provided with outside air via one or a combination of the following methods: at least 50% outside air rates greater than the requirements of AS1668.2-2012 OR Naturally ventilated in accordance with AS1668.4-2012.	
IEQ-2	Quality of Ventilation	2	0	Each cluster is provided with effective natural ventilation. For one point - Each bedroom is provided with effective single sided natural ventilation. For one point - Each living area is provided with effective single sided natural ventilation.	
IEQ-4	Daylight	3	2	90% of all clusters, 50% of the area of each bedroom and 50% of each of the living areas meets the daylight criteria through the simple calculation method.	
IEQ-5	Thermal Comfort	1	1	A high level of thermal comfort is achieved for 95% of the bedrooms in the development and 98% of the year, demonstrated by: - The provision of individual comfort control systems to the building's occupants. Naturally ventilated spaces or spaces provided with a continuous supply of outside air can be provided with individual comfort control by allowing occupants to have control over individual ventilation openings which comply with the requirements of IEQ-1; OR, - Acceptability Limits Method: The internal temperatures are within 80% of Acceptability Limit 1 of ASHRAE Standard 55-2004; - PMV Method (for mechanically air-conditioned spaces): The Predicted Mean Vote (PMV) levels are between -1 and +1, inclusive.	
IEQ-6	Hazardous Materials	1	1	A comprehensive hazardous materials survey has been carried out on the project site, as defined by the relevant Environmental and Occupational Health and Safety (OH&S) legislation. Whenever asbestos, lead or Polychlorinated Biphenyls (PCBs) were found, they have been removed in accordance with the standards and legislations listed below: - Asbestos – relevant Occupational Health and Safety (OH&S) legislation and environmental legislation; - Lead – AS4361 'Guide to Lead Paint Management'; and, - Polychlorinated Biphenyls (PCBs) – ANZECC Polychlorinated Biphenyls Management Plan.	
IEQ-7	Internal Noise Levels	2	0	The internal noise level (combined building services noise and external noise intrusion), irrespective of building location does not exceed: 35 dBLAeq(+/-5dB)(1 hour) in any bedroom in the building during the night time period 10pm to 7am; and 40 dBLAeq (1 hour) in any living area at any time. Where operable windows are the primary method of ventilation, the criteria applies with these windows open. The bounding apartment construction to habitable areas results in an airborne noise isolation standard of Rw + Ctr ≥ 53; and The floor construction above habitable rooms of adjacent dwellings (i.e. floor cover) results in an impact isolation standard of Ln,w-Cl ≤ 55. An appropriately qualified acoustic professional has been appointed to assist the project team in the assessment and mitigation of external noise sources, through consultation at critical stages of the proposed development including at a minimum: - Design of the building; - Construction of the building; and - Post construction sign-off stage of the building.	No longer targeted - Acoustic Logic have advised that changes to glazing and acoustic insulation would need to be made to achieve one point - too late to change glazing.
IEQ-8	Volatile Organic Compounds	4	3	95% of internally applied paint products, all adhesives and sealants, all flooring coverings used internally, and 95% of all mattresses meet Green Star TVOC Content Limits in accordance with the correct testing methods.	4th point for mattresses dependent on Urbanest mattress procurement. Compliant product recommendations provided to Pure Projects.
IEQ-9	Formaldehyde Minimisation	1	0	All engineered wood products (including exposed and concealed applications) either have low formaldehyde emissions or contain no formaldehyde in accordance with Green Star Formaldehyde emissions limits.	
IEQ-11	Daylight Glare Control	1	1	Glare from sunlight in all bedrooms is reduced through a combination of blinds, screens, fixed devices, or other means.	
IEQ-13	Lighting Comfort	3	2	All lamps in the space are flicker free, with a Colour Rendering Index (CRI) > 80 (Table 7.2 AS1680.1:2006), a maximum correlated colour temperature of 5300K ("intermediate" colour appearance, Table 7.1 AS 1680.1:2006) and the following occurs: Glare (One point): - All lighting in the clusters complies with AS1680.1:2006 Section 8.3.4, or with Section 8.3.3 for specialised lighting; and, - There is no direct view of any bare lamp; or, - All bare lamps have been fitted with baffles, louvers, translucent diffusers, or other means that directly obscure the lamp from common view. General Illumination (One point): Lighting levels provided in the nominated area are appropriate to the tasks performed in each space. The nominated area includes all clusters, common areas and tertiary spaces. A space can be excluded if the use of the space (for example, a cinema) justifies different appropriate lighting levels. The appropriate lighting levels for each task within each space type is defined as lighting with a maintained illuminance that meets the levels recommended in AS1680.2.1-2008 and does not exceed these levels by more than 25%. The appropriate lighting levels for the different space types and activity types are listed in Table D1 of AS1680.2.1-2008. Additional Requirements for Clusters (One Point): - The point for General Illumination is achieved; and, - All luminaires have Class A1 ballasts; and, - A digital dimming lighting control system has been installed.	
IEQ-16	Reduced Exposure to Pollutants	1	1	90% of the kitchens within the clusters are ventilated with dedicated and separated extract fans.	
IEQ-27	Quality of Amenities	1	0	At least one common area or a number of common areas are provided in accordance with all of the following: - The combined area of all common areas is equivalent to no less than 5% of the GFA of the Clusters, or, where the occupancy is known, 1m2 per person (461m2); - Each common area is designed to be accessible to all building users, day lit (excluding common areas that, for functional reasons, require the exclusion of daylight), well ventilated, non-smoking, with a connection to the natural environment, and is located to avoid external noise, odour, air pollution, and if outdoors excessive exposure to the sun.	Significant areas of amenity provided.

Urbanest, 157 Cleveland Street, Redfern - Green Star Custom Tool Scorecard

Version: 026 | Date: 13/08/2013 | Green Star Custom Tool 2013 | Prepared by: SR

Credit	Credit Name	Available Points	Targeted Points	Credit Approach	Comment
Sub-total		**23**	**13**		
Weighted Sub-total			**11.3**		
Energy					
ENE-	Conditional Requirement	Cond	Yes	5% reduction of predicted greenhouse gas emissions in comparison to the 'Benchmark Building' as determined by the Greenhouse Gas Emissions Calculator.	
ENE-1	Greenhouse Gas Emissions	20	1	5% reduction of predicted greenhouse gas emissions in comparison to the 'Benchmark Building' as determined by the Greenhouse Gas Emissions Calculator.	LED lighting included, two points likley to be achieved when this is included into building energy simulation.
ENE-3	Peak Electricity Demand Reduction	2	2	The building includes two of the features recognised as reducing peak electricity demand: - One point is awarded for IEQ-5 'Thermal Comfort'; and, - A heating system with a non-electric primary energy source is installed e.g. solar hot water system.	
ENE-7	Unoccupied Areas	2	2	Each cluster includes occupancy controls to minimise air-conditioning and lighting energy. At a minimum this must include a shutdown switch near the main entry door to each bedroom to turn off all lighting, air-conditioning and heating. All common areas include automated controls to minimise air-conditioning and lighting energy use when unoccupied.	
ENE-11	Energy Efficient Appliances	2	1	All dishwashers, refrigerators and clothes washers have the highest available rating under the Australian Government's 'Energy Rating' labelling system; Noting that: A cluster design that provides no private laundry facility will be deemed to be equivalent to installing a clothes dryer of the highest available energy rating; as is the case in Urbanest Redfern (GBCA to confirm whether this also applies to clothes washers).	
Sub-total		**26**	**6**		
Weighted Sub-total			**5.5**		
Transport					
TRA-1	Provision of Car Parking	1	1	Car parking is permitted, and no car parking for the project is provided.	
TRA-3	Cyclist Facilities	1	1	Secure bicycle storage is provided for 5% of students.	
TRA-4	Commuting Mass Transport	5	5	Five points are awarded based on the number and quality of commuting mass transport options available to building users, as determined by the Green Star Commuting Mass Transport Calculator.	
TRA-5	Walkable Neighbourhoods	1	1	The project achieves a walk score of at least 90, as determined by the website www.walkscore.com using their street smart method of calculation.	-
TRA-6	Transport Design and Planning	1	1	At least one dedicated space for providing information about local public transport, cycling, walking. The space must: • encourage the use of public transportation options; • be in a location that is accessible to all building users, ideally in a main reception or lobby area; • as a minimum, provide power and network access points to facilitate an electronic 'real-time' system or internet access point; and • be signposted at its location and throughout appropriate areas of the development indicating its existence, purpose and location.	
Sub-total		**9**	**9**		
Weighted Sub-total			**8**		
Water					
WAT-1	Potable Water	10	3	The building's predicted potable water consumption has been reduced by 30% (3 points) 40% (4 points) below that of the 'Benchmark Building'.	
WAT-5	Fire System Water	2	0	There is sufficient temporary storage for a minimum of 80% of the water used for routine testing of the fire protection system for re-use on-site; and each floor is fitted with a sprinkler system that has isolation valves or shut-off points for localised drain-down.	
WAT-7	Potable Water Use in Appliances	1	1	All dishwashers and clothes washers are at or within one point of the highest available rating under the Australian Government's WELS rating system as per the WELS Standard AS/NZS6400:2005 Water-Efficient Products – Rating and Labelling. For those not covered by WELS, all dishwashers and clothes washers are to show an improvement of 10% over the performance in energy consumption of typical equipment of the same kind. Combined clothes washers and dryers that use water during their drying mode, must not be used if points are to be achieved under this credit.	
Sub-total		**13**	**4**		
Weighted Sub-total			**3.4**		
Materials					
MAT-2	Building Reuse	4	0	At least 50% of the total façade of the existing building by area comprises reused building façade. 60% of the existing major structure, by gross building volume, is reused.	
MAT-3	Recycled Content, Reused Products and Materials	1	0	Materials selected for base building construction or integrated fitout works which have a post-consumer recycled content of at least 20% (by mass) or are reused items, and represent at least 0.5% of the project's total contract value.	
MAT-4	Concrete	3	2	Reduction of Portland cement by 30% measured by mass across all concrete used in the project compared to the Green Star reference case. The mix water for all concrete used in the project contains at least 50% captured or reclaimed water (measured across all concrete mixes in the project), and one of the following criteria is met: - At least 40% of coarse aggregate in the concrete is crushed slag aggregate or another alternative materials (measured by mass across all concrete mixes in the project), provided that use of such materials does not increase the use of Portland cement by over five kilograms per cubic meter of concrete; or, - At least 25% of fine aggregate (sand) inputs in the concrete are manufactured sand or other alternative materials (measured by mass across all concrete mixes in the project), provided that use of such materials does not increase the use of Portland cement by over five kilograms per cubic meter of concrete	
MAT-5	Steel	2	1	All structural and reinforcing steel to be manufactured by a responsible steel maker, and where reinforcing steel comprises 60% or more of the total steel used in the structure of the building: at least 95% or reinforcing bar and mesh must meet or exceed a 500 MPa strength grade; and, at least 60% must be produced using energy reducing processes in its manufacture.	
MAT-6	PVC	2	1	At least 60% (1 point) or 90% (2 points) of the common uses of PVC products in buildings by cost must meet Best Practice Guidelines for PVC in the Built Environment, or do not contain PVC.	
MAT-7	Timber	1	0	95% (by cost) of all timber used in the building and construction works is certified under FSC International and/or PEFC accredited certifications schemes or is from a reused source; or is sourced from a combination of both.	
MAT-9	Dematerialisation	1	1	50% of kitchens are prefabricated modules, and 50% of bathrooms are prefabricated modules.	
MAT-11	Flooring	3	2.7	Requires all flooring in all clusters to have a reduced environmental impact in accordance with the Green Star Flooring Calculator.	
MAT-12	Assemblies	3	0	All assemblies in all clusters to have a reduced environmental impact in accordance with the Green Star Assemblies Calculator.	
MAT-13	Furniture	3	0	All furniture used in the clusters in the project to have a reduced environmental impact in accordance with the Green Star Furniture Calculator.	
Sub-total		**23**	**7.7**		
Weighted Sub-total			**4.0**		
Land Use and Ecology					
ECO-	Conditional Requirement	-	-	Site is not located on prime agricultural land, land containing old growth forest, or within 100m of a wetland ecological value'. Where the site is located within 100 metres of a wetland NOT listed as being of high ecological value, then the project can only be deemed eligible for a Green Star certified rating if the Green Star Wetland Protection Measures have been completed.	
ECO-1	Topsoil	NA	NA	There is no topsoil onsite.	
ECO-2	Reuse of Land	1	1	75% of the site was Previously Developed Land at the date of site purchase.	
ECO-3	Reclaimed Contaminated Land	2	0	The site contained Significant Contamination; and the developer/owner has undertaken remedial steps to decontaminate the site prior to construction.	CIR to be submitted when final clearance certificates are received. Siginificant contamination onsite.
ECO-4	Change of Ecological Value	4	1	The ecological value of the land is either maintained or enhanced, as determined by the Green Star - Change of Ecological Value Calculator based on a comparison of the state of the site before and after design/construction.	
Sub-total		**7**	**2**		
Weighted Sub-total			**1.7**		
Emissions					
EMI-5	Stormwater	3	0	The post-development peak 2 year Average Recurrence Interval (ARI) event discharge from the site does not exceed the pre-development peak 2 year ARI event discharge; and all stormwater discharged from site meets the Pollution Reduction Targets in Column B of Green Star Table Emi-5.1.	No longer targeted.
EMI-6	Discharge to Sewer	4	1	The building outflows to the sewerage system due to building occupants' usage have been reduced by more than 30% against an average-practice benchmark (one point). Determined by points achieved under the WAT-1.	Per WAT-1 Potable Water Calculator.
EMI-7	Light Pollution	2	2	The lighting design complies with AS 4282 'Control of the Obtrusive Effects of Outdoor Lighting', and relative to its particular mounting orientation, no external luminaire has an Upward Light Output Ratio that exceeds 5%.	
EMI-12	Impacts from Refrigeration	5	1	The refrigeration equipment does not use a water based heat rejection system.	
Sub-total		**14**	**4**		
Weighted Sub-total			**1.4**		
Innovation					

Urbanest, 157 Cleveland Street, Redfern - Green Star Custom Tool Scorecard

Version: 026 | Date: 13/08/2013 | Green Star Custom Tool 2013 | Prepared by: SR

Credit	Credit Name	Available Points	Targeted Points	Credit Approach	Comment
INN-1	Innovation	5	3	Points may be achieved for pioneering initiatives in sustainable design, process or advocacy.	Built to prepare Innovation reporting for exceeding Green Star benchmarks in MAT-9 Dematerialisation, and MAN-17 Operational Waste Management, Built and Northrop to investigate Innovation points for first student accommodation Green Star rating, market ledership and construction management procedures.
Sub-total		**5**	**3**		
Total Points (Weighted)		Total Available	**Total Targeted**	4 star Green Star: Requires 45 points. Note, including Innovation.	
		100.0	45.8		