ISCA

green building council australia

Guide for Projects Seeking Dual Certification

Green Star – Design & As Built v1.2 and IS Design & As Built v1.2 Rating Tools

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Contents

Cover image: Wynyard Walk

Foreword

The Green Building Council of Australia (GBCA) and the Infrastructure Sustainability Council of Australia (ISCA) share a vision for a more sustainable built environment.

We are committed to working collaboratively with each other, through our members and with government to help realise this vision.

Our shared approach to driving industry transformation through the Infrastructure Sustainability and Green Star rating tools reflects increasing government, industry, investor and community demand for independent assurance that sustainable outcomes are delivered on the ground for communities.

We recognise the importance of working together to deliver leading standards of sustainability, but also making these standards and the outcomes they drive as accessible as possible.

This guidance document supports those shared goals, and provides an integrated understanding of how our *Infrastructure Sustainability (IS) Design & As Built* and *Green Star – Design & As Built* rating tools can work together.

With an increasing focus on large scale infrastructure delivery, supported by integrated built form and urban renewal, an integrated approach to sustainability is more important than ever.

The use of both *Infrastructure Sustainability (IS) Design & As Built* and *Green Star – Design & As Built* rating tools to measure and reward sustainability performance across projects recognises government and industry leadership and is increasingly business as usual, if not mandated.

With a collaborative and integrated approach, together we can successfully deliver even greater sustainable outcomes.

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of Australia

Purpose

Increasingly, built environment projects activate precincts incorporating the delivery of infrastructure and buildings. For sustainability to be achieved within these projects, infrastructure and buildings must be delivered in an integrated manner. This integration will deliver economic benefits and social value, while protecting the environment.

This guide is intended to be used by industry, government, operators and asset owners applying both the *Infrastructure Sustainability (IS) Design & As Built* and *Green Star – Design & As Built* rating schemes. It maps out the common elements of the GBCA's *Green Star – Design & As Built v1.2* and ISCA's *IS Design & As Built v1.2* Rating Tools, and identifies where alignment and certification efficiencies exist when targeting dual certification. The principles of the guide are aimed to:

- Assist rating applicants, and subsequently asset owners, developers, contractors, consultants and suppliers where dual rating certification is sought.
- Foster an open and collaborative project culture
- Reduce evidence reporting burden for rating partners and registrants
- Develop an integrated and whole of life approach to the sustainability of an asset with multiple elements
- Identify and mitigate risks associated with delivery of ratings at an early stage
- Minimise misunderstandings arising from credit requirements and evidence
- Enable efficiencies in evidence collection and credit documentation
- Identify synergies between different rating tools
- Establish distinct project certification boundaries

About the Green Building Council of Australia

Established in 2002, the GBCA is the nation's authority on sustainable buildings, communities and cities. The GBCA's vision is to create healthy, resilient and positive places for people by leading the sustainable transformation of Australia's built environment.

The GBCA delivers its purpose by:

We certify **We advocate** **We educate**

Green Star is the GBCA's rating tool system, and it assesses the sustainable design, construction and operation of buildings, fitouts and communities. The intent of this guide is to provide guidance for buildings within infrastructure projects targeting a *Green Star – Design & As Built* rating.

About the Infrastructure Sustainability Council of Australia

ISCA is a member-based, not-for-profit peak body operating in Australia and New Zealand with the purpose accelerating sustainability in infrastructure through collaboration. ISCA does this through;

- The Infrastructure Sustainability (IS) rating scheme for planning, design, construction and operations of infrastructure assets,
- Education, training and capacity/capability building,
- Connecting suppliers of sustainable products and services with projects through ISupply,
- Bringing together experts to share knowledge and lift the community of practice,
- Recognition and rewarding best practice.

ISCA provides three primary services to the infrastructure industry:

Ratings Support/ Advisory/Supply

Training Professional Accreditaion

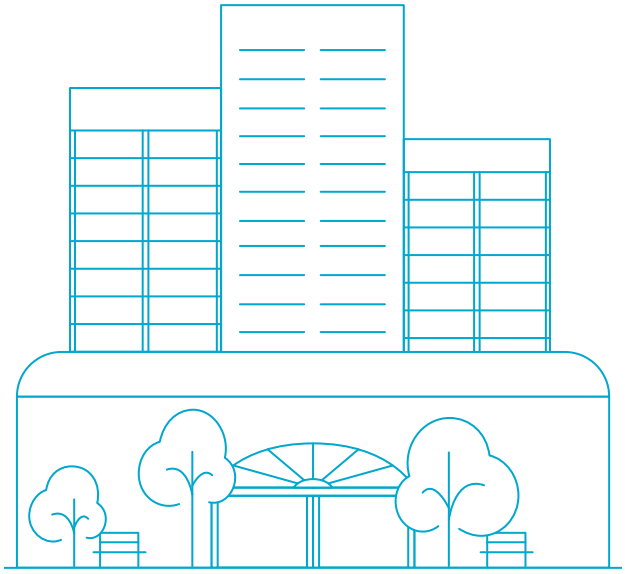
Membership Awards Events Advocacy

Where do the GBCA and ISCA Intersect?

Both *Green Star – Design & As Built v1.2* and *IS Design & As Built v1.2* Rating Tools aim to provide a framework to support the development of sustainable cities and societies. The GBCA and ISCA have focussed their organisations around the property and infrastructure sectors for more targeted, measurable and discrete outcomes.

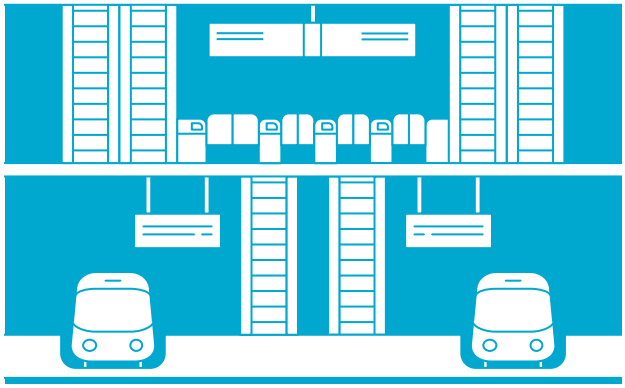
Modern cities have blended boundaries of property and infrastructure, which deliver on the needs of societies ignoring the traditional delineation of asset types. Development of integrated station developments and over station developments are becoming the new norm, maximising land use whilst delivering on the needs of communities.

It is these projects where the *Green Star – Design & As Built v1.2* and *IS Design & As Built v1.2* Rating Tools overlap, and where this guide should be adopted to deliver efficient and streamlined certification ofsustainability outcomes for both infrastructure and building projects within the infrastructure boundary.



Property

Infrastructure




Sydney Metro North West

Principles

1. Commitment - The Proponents' Commitment to Applying Both Rating Schemes

Proponents or clients enter into agreements with ISCA and GBCA to perform sustainability assessments using their respective rating schemes. It is imperative for proponents or clients to develop and communicate clear expectations as early as possible to the project delivery team to ensure the extent of these commitments flow right through all relevant parts of the supply chain.

Notwithstanding the project delivery model (Alliance, Design & Construct, Construct only, PPP etc.), it is important to recognise the difference in sustainability assessments required by ISCA and GBCA. Proponents or clients are encouraged to clearly convey to the whole project delivery team, all project-specific sustainability performance requirements relevant to the asset.

The aim of this principle is to embed sustainability commitments to ensure that opportunities for streamlining design, documentation and procurement are realised.

2. Connect - A Workshop with ISCA and GBCA is Initiated During the Planning Phase of the Project

The greatest opportunity to influence sustainable outcomes and decision-making is during the early planning stages of an infrastructure project. A collaboration workshop should be initiated where there are sufficient project details to enable strategic intervention by ISCA and GBCA. This is an opportunity to identify the most material sustainability aspects that are targeted in the rating deliveries, and how they can be most efficiently achieved and demonstrated across both rating schemes through contracts and procurement processes.

The attendees for the collaboration workshop will be identified by the project team and can include but not be limited to:

— GBCA Technical Coordinator
— ISCA Case Manager
— Proponent/Client representatives
— Project Directors
— Construction Managers (where engaged)
— Sustainability Managers
— Other key project stakeholders

Agenda items for this workshop will include a discussion of:

— Key sustainability targets and rating requirements
— Contract requirements
— Planning authority consent requirements
— The project scope and proposed rating boundaries
— Rating delivery schedules in accordance with the project's timeline
— Roles and responsibilities
— Risks and opportunities

Project teams are encouraged to identify opportunities for credit alignment for the two rating schemes prior to approaching ISCA and GBCA for a workshop. The collaboration workshop is also aimed to explore any efficiencies in the documentation and evidence collation for equivalent or aligned credits.

Outcomes from the workshop should include a proposed rating roadmap which clearly outlines contractual elements, procurement processes, boundary definitions, roles and responsibilities, with the aim for a more efficient approach to delivering the ratings and communication to project teams.

3. Coordinate - Project Scope, Rating Boundaries and Timelines are Clearly Identified

It is important that the project scope and rating boundaries in relation to each rating scheme are clearly defined and established at the beginning of the project. The IS rating scheme evaluates sustainability and potential environmental, social and economic impacts of a broad range and scale of infrastructure assets whereas *Green Star – Design & As Built* assesses the sustainable design and construction of buildings. Because Green Star rated buildings typically sit within the boundary of IS rated infrastructure projects, the two rating scheme requirements and outcomes can overlap. As each rating scheme involves expertise from different entities, stakeholders and professionals, delineating the aspects and areas of the project covered by the different rating tools will reduce confusion and duplication of effort. The rating boundary definition between the two rating schemes may vary from credit to credit depending on the project proposed, delivery programs and the intent of the credit.

Furthermore, by identifying the projects rating timelines and how the different rating tool assessment submissions correlate, project teams can aim to minimise duplication of documentation.

4. Communicate - Dedicated Point of Contact

Primary points of contact are critical aspects of successful ratings and thus a person should be identified by the project to act as liaison between the project team and ISCA and/or GBCA. The same person may manage the rating deliveries for both schemes however this may not always be the case. Where separate entities are responsible for the management of each rating delivery, it is critical that the responsible people work collaboratively with each other, ISCA and the GBCA.

The dedicated resource is ultimately responsible for organising and submitting all evidence and documentation required to complete the assessments for the rating. They should also establish individual and group responsibilities and accountabilities for credit requirements and submission documentation within the governance structure of the project delivery team early in the process.

5. Collaborate - An Integrated Project Team is Maintained During All Stages of a Project's Rating Delivery

Both rating scheme owners strongly advocate for a collaborative and integrated project team during all stages of the infrastructure project's ratings delivery. Establishing a sustainability champions team will help ensure there is sufficient and appropriate involvement of concerned project team members, and will help clarify expectations and ensure accountability. Whenever appropriate and possible, sharing of information is also encouraged to quickly on-board the various disciplines. It is strongly supported that the infrastructure delivery authority lead this to get the best possible sustainability outcome.

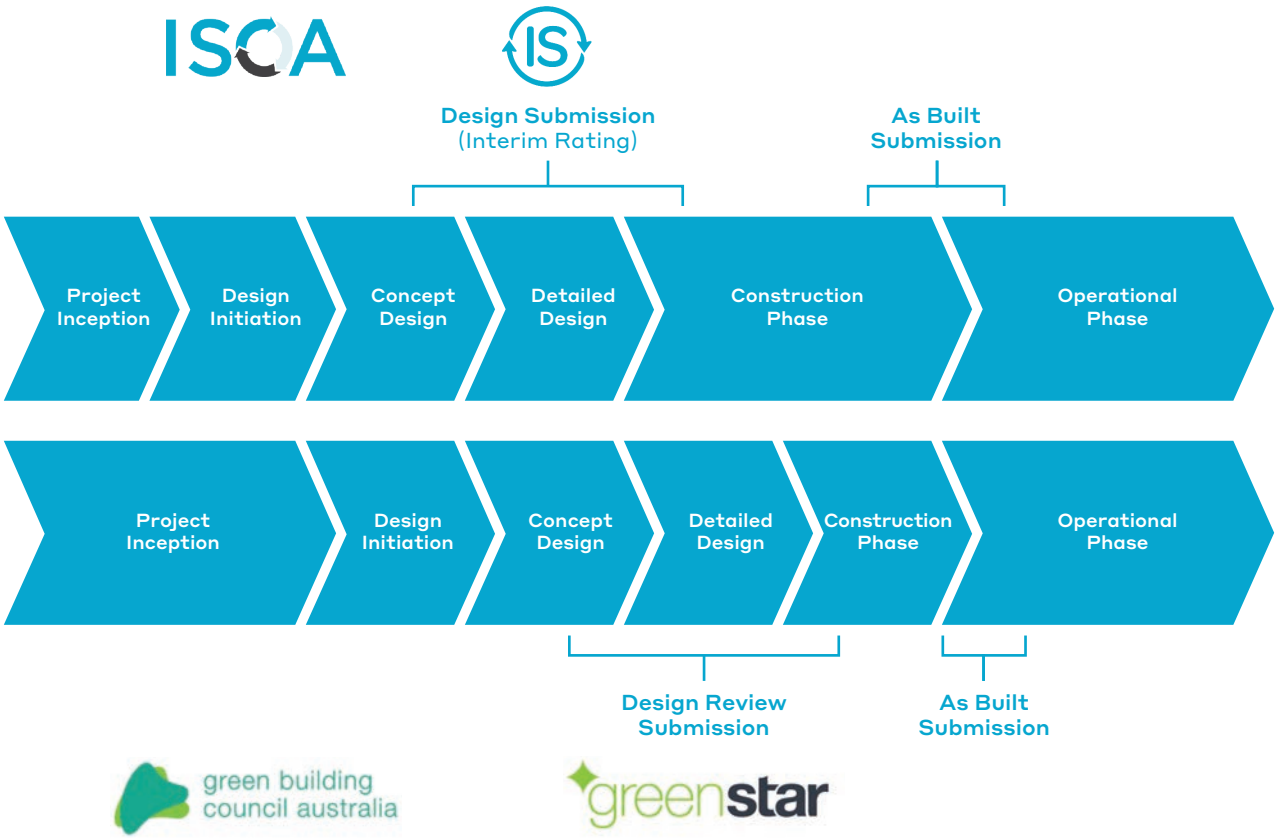
Submission Programming

Many projects using this guide will have differing project programs, and hence various approaches to submission of rating schemes. This could be due to different contract requirements, contract models, project practical completion timing and testing and commissioning requirements.

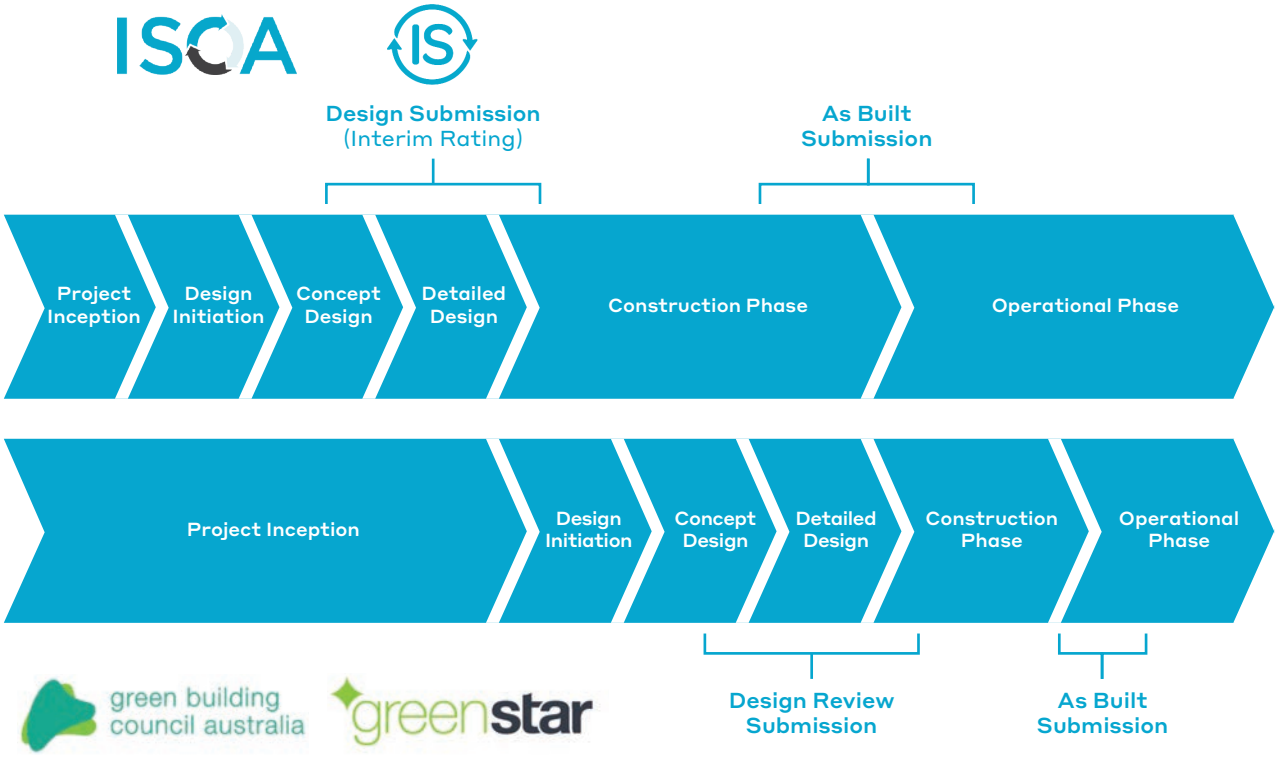
For example, the design and construction on a building may occur entirely within the program of an infrastructure construction phase, or building construction could potentially be completed only after the infrastructure project is completed.

Project teams are encouraged to determine their own submission program, and use the guide as guidance for their own project timing constraints.

Below are two example programs which may apply to some projects pursuing dual certification.



Example Program 1 – Building project designed and delivered within the infrastructure project program



Example Program 2 – Building project design within infrastructure project program and delivered after the infrastructure project delivery completion

Program Planning and Submission Execution

The following guidance is provided to project teams to assist in delivery phase of a project and submission planning

Delivery Planning – every project has differing delivery models, contracts, programs, and responsible party's. Planning a common rating delivery strategy and program is critical in the initial project stages.

Rating Alignment – project team should determine where efficiencies exist within the overall project (both infrastructure project and buildings located within an infrastructure boundary) with respect to sustainability certification. This will in part be guided by the individual credit equivalency, partial equivalencies and alignments nominated within this document, and in part by project specific strategies discussed and agreed to by the relevant certifying organisation. This should be a key outcome from a planning phase workshop with ISCA and GBCA.

Certification Planning – this should be developed by the project team, to identify and communicate to both the GBCA and ISCA the following:

- Proposed certification program, specifically which certification is targeted as the lead certification, and which certification will follow (including details on design based certification and as built based certification)
- Proposed cross claim of credits, informing the certifying organisation where a cross claim for another tool is proposed and the basis or justification for this where it has not already been deemed "Equivalent" in this document

Lead Certification Submission – credit cross claims for the lead sustainability certification is not expected. Any project looking to cross claim should consult with the certifying organisation.

Secondary Certification Submission - following the lead certification, will be the secondary certification. Where credits from the lead certification have been awarded and certified, they may be eligible for use in a cross claim. Project teams must ensure that the certifying body is aware of this prior to submission during the certification planning phase.

Green Star to IS Rating Guide

This table provides an overview of the alignment between the Green Star – Design & As Built v1.2 and IS Design & As Built v1.2 Rating Tools and how Green Star can assist a project in achieving IS Rating Tool credits.

Alignment Definitions

Throughout the guide there are varying degrees of alignment, spanning equivalency to completely differing methodologies. Each credit from each tool has been assessed and compared to the other, with any equivalencies being identified. The degree to which alignment is achieved is presented below in Table 1.

Table 1 - Tool alignment definition

Alignment Rating	Definition
EQUIVALENT	Credit criteria is deemed satisfactory to achieve the intent of the comparable IS or Green Star credit criteria.
PARTIALLY EQUIVALENT	Credit criteria is deemed partly met by a comparable IS or Green Star credit criteria.
INTENT ALIGNED	The credit intent and criteria are aligned, but the specific credit criteria are not met.
-	The credit criteria are not addressed.

IS Credit	IS Level Achieved	GS Credit	GS Points Achieved	Guide Status	Comment
Man-1 Sustainability Leadership and Commitment	Level 1	**2.0** Commissioning and Tuning - Environmental Performance Targets	Complies	EQUIVALENT	Commitments must exist which broadly apply to the whole project asset, ie both the "building" asset and the "infrastructure" asset
		7.0 Responsible Construction Practices - Environmental Management Plan	Complies		
		7.1 Responsible Construction Practices - Environmental Management System	1 point		
Man-2 Risk and Opportunity Management	-	-	-	-	-
Man-3 Organisational Structure, Roles and Responsibilities	-	-	-	-	-

IS Credit	IS Level Achieved	GS Credit	GS Points Achieved	Guide Status	Comment
Man-4 Inspection and Auditing	-	-	-	-	-
Man-5 Reporting and Review	-	-	-	-	-
Man-6 Knowledge Sharing	-	-	-	-	-
Man-7 Decision Making	-	-	-	-	-
Pro-1 Commitment to Sustainable Procurement	-	-	-	-	-
Pro-2 Identification of Suppliers	-	-	-	-	-
Pro-3 Supplier Evaluation and Contract Award	-	-	-	-	-
Pro-4 Managing Supplier Performance	-	-	-	-	-
Cli-1 Climate Change Risk Assessment	Level 1	**3.0** Adaptation and Resilience - Implementation of a Climate Adaptation Plan	2 points	EQUIVALENT	Projects should confirm the scope of the assessment to ensure it covers both the "building" asset and the "infrastructure" asset. Additional evidence would be required to achieve Level 2 or Level 3.
Cli-2 Adaptation Measures	Level 1	**3.0** Adaptation and Resilience - Adaptation Measures	2 points	EQUIVALENT	
Ene-1 Energy and Carbon Monitoring and Reduction	-	**15E** Greenhouse Gas Emissions - GHG Emissions Reduction – Reference Building Pathway	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
Ene-2 Use of Renewable Energy	>Level 1	**30A** Innovative Technology or Process – Onsite Renewable Energy	-	PARTIALLY EQUIVALENT	IS rating scheme considers the whole of life of the asset thus any initiative of using renewable energy during construction is also accounted. There is an intensive use of energy during construction phase and any effort to substitute energy with renewables is encouraged and rewarded. Projects would be required to demonstrate reductions are achieved across the whole asset lifecycle, and not just the operational phase.
Wat-1 Water use Monitoring and Reduction	>Level 1	**18A** Potable Water – Performance Pathway	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
Wat-2 Replace Potable Water	>Level 1	**18A** Potable Water – Performance Pathway	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
Mat-1 Materials Lifecycle Impact Measurement and Reduction	-	**19A.1** Life Cycle Assessment – Comparative Life Cycle Assessment	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.

IS Credit	IS Level Achieved	GS Credit	GS Points Achieved	Guide Status	Comment
Mat-2 Environmentally Labelled Products and Supply Chains	Level 2 – Level 3	**21** Sustainable Products – Product Transparency and Sustainability	-	PARTIALLY EQUIVALENT	Project teams should confirm the coverage/ scope of the materials procurement and confirm the procurement strategy covers the entire project asset. Projects should use the GBCA Sustainable Products Calculator to determine the level of performance. All products claimed with environmental labels must be used on the permanent infrastructure which makes up the project asset.
Dis-1 Receiving Water Quality	Level 3	**26.1** Stormwater – Stormwater Peak Discharge	-	PARTIALLY EQUIVALENT	Please refer to the IS Dis-1 ruling on up to 5 year ARI. IS rating scheme considers the whole of life of the asset. Projects must provide information on construction phase investigation, modelling and implementation. Evidence to fulfil Green Star credit 26.1 and 26.2 requirements may inform Dis-1 credit however, additional requirements in the IS Technical Manual must also be adhered to. Project teams must also confirm the asset boundary and all receiving water bodies that is affected/impacted by the project asset.
		26.2 Stormwater – Stormwater Pollution Targets	-		
Dis-2 Noise	-	-	-	-	-
Dis-3 Vibration	-	-	-	-	-
Dis-4 Air Quality	-	-	-	-	-
Dis-5 Light Pollution	Level 1	**27.0** Light Pollution – Light Pollution to Neighbouring Bodies	1 point	EQUIVALENT	The Project team must confirm the project asset boundary and account and assess all sensitive receivers for both construction and operation phase.
Lan-1 Previous Land use	Level 3	**24.1** Sustainable Sites – Reuse of Land	1 point	EQUIVALENT	
Lan-2 Conservation of On-site Resources	-	-	-	-	-
Lan-3 Contamination and Remediation	Level 2	**24.2** Sustainable Sites – Contamination and Hazardous Materials	1 point	EQUIVALENT	The Project team must confirm the project asset boundary.
Lan-4 Flooding design	-	-	-	-	-

IS Credit	IS Level Achieved	GS Credit	GS Points Achieved	Guide Status	Comment
Was-1 Waste Management	Level 1	**8A** Operational Waste – Performance Pathway: Specialist Plan	-	PARTIALLY EQUIVALENT	The review or audit should cover both systems used to manage waste and data recording/reporting. The scope of waste audit/ review should include an objective assessment of the accuracy and completeness of reported waste information with the aim to provide confidence that the reported information represents a faithful, true and fair account of waste management practices and performance. The Green Star criteria will help inform the IS rating scheme considers the whole of life of the asset including compliance during construction and operation.
		22.0 Construction and Demolition Waste – Reporting Accuracy	-		
Was-2 Diversion from Landfill	Level 3	**22.B** Construction and Demolition Waste – Percentage Benchmark	1 point	EQUIVALENT	The waste monitoring records and reports must cover the entire duration of construction and demolition works which would also include spoil and office waste streams. Project teams should confirm the project boundary.
Was-3 Deconstruction/ Disassembly/ Adaptability	-	-	-	-	-
Eco-1 Ecological Value	Level 1 – Level 3	**23.1** Ecological Value – Ecological Value	1 – 3 points	EQUIVALENT	Project teams shall confirm asset boundary and weightings assessment of the project. The Ecological Impact Assessment must be conducted (in lieu of Green Star Ecological Value Calculator) for high or very high materiality.
Eco-2 Habitat Connectivity	-	-	-	-	-
Hea-1 Community Health and Wellbeing	Level 1	**30D** Innovation Challenge – Community Benefits	1 point	EQUIVALENT	Project teams must detail and justify the innovation across the entire project asset
Hea-2 Crime Prevention	-	-	-	-	-
Her-1 Heritage Assessment and Management	-	**30D** Innovation Challenge – Culture, Heritage and Identity	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
Her-2 Monitoring and Management of Heritage	-	-	-	-	-
Sta-1 Stakeholder Engagement Strategy	-	-	-	-	-

IS Credit	IS Level Achieved	GS Credit	GS Points Achieved	Guide Status	Comment
Sta-2 Level of Engagement	-	-	-	-	-
Sta-3 Effective Communication	-	-	-	-	-
Sta-4 Addressing Community Concerns	-	-	-	-	-
Urb-1 Urban Design	-	-	-	-	-
Urb-2 Implementation	-	-	-	-	-
Innovation	-	**30A** Innovation – Innovative Technology or Process	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
		30B Innovation – Market Transformation	-		
		30C Innovation – Improving on Green Star Benchmarks	-		
		30D Innovation – Innovation Challenge	-		
		30E Innovation – Global Sustainability	-		


Barangaroo Skyscrapers Façade

IS Rating to Green Star Guide

This table provides an overview of the alignment of the Green Star – Design & As Built v1.2 and IS Design & As Built v1.2 Rating Tools and how an IS Rating can assist a project in meeting Green Star credits.

GS Credit Name	GS Credit	GS Points Achieved	IS Credit	IS Level Achieved	Guide Status	Comment
1. Green Star Accredited Professional	**1.0** Accredited Professional	-	-	-	-	-
2. Commissioning and Tuning	**2.0** Environmental Performance Targets	Complies	**Man-1** Sustainability Leadership and Commitment	-	INTENT ALIGNED	-
	2.1 Services and Maintainability Review	-	-	-	-	-
	2.2 Building Commissioning	-	-	-	-	-
	2.3 Building Systems Tuning	-	-	-	-	-
	2.4 Independent Commissioning Agent	-	-	-	-	-
3. Adaptation and Resilience	**3.0** Implementation of a Climate Adaptation Plan	2 points	**Cli-1** Climate change risk assessment	-	PARTIALLY EQUIVALENT	Project teams would need to demonstrate that risks are identified and risks mitigated at a building asset scale
			Cli-2 Adaptation measures	-	PARTIALLY EQUIVALENT	
4. Building Information	**4.0** Building Information	-	-	-	-	-
5. Commitment to Performance	**5.1** Environmental Building Performance	1 point	**Man-1** Sustainability Leadership and Commitment	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
			Ene-1 Energy and carbon monitoring and reduction	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
	5.2 End of Life Waste Performance	1 point	**Was-3** Deconstruction / Disassembly / Adaptability	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.

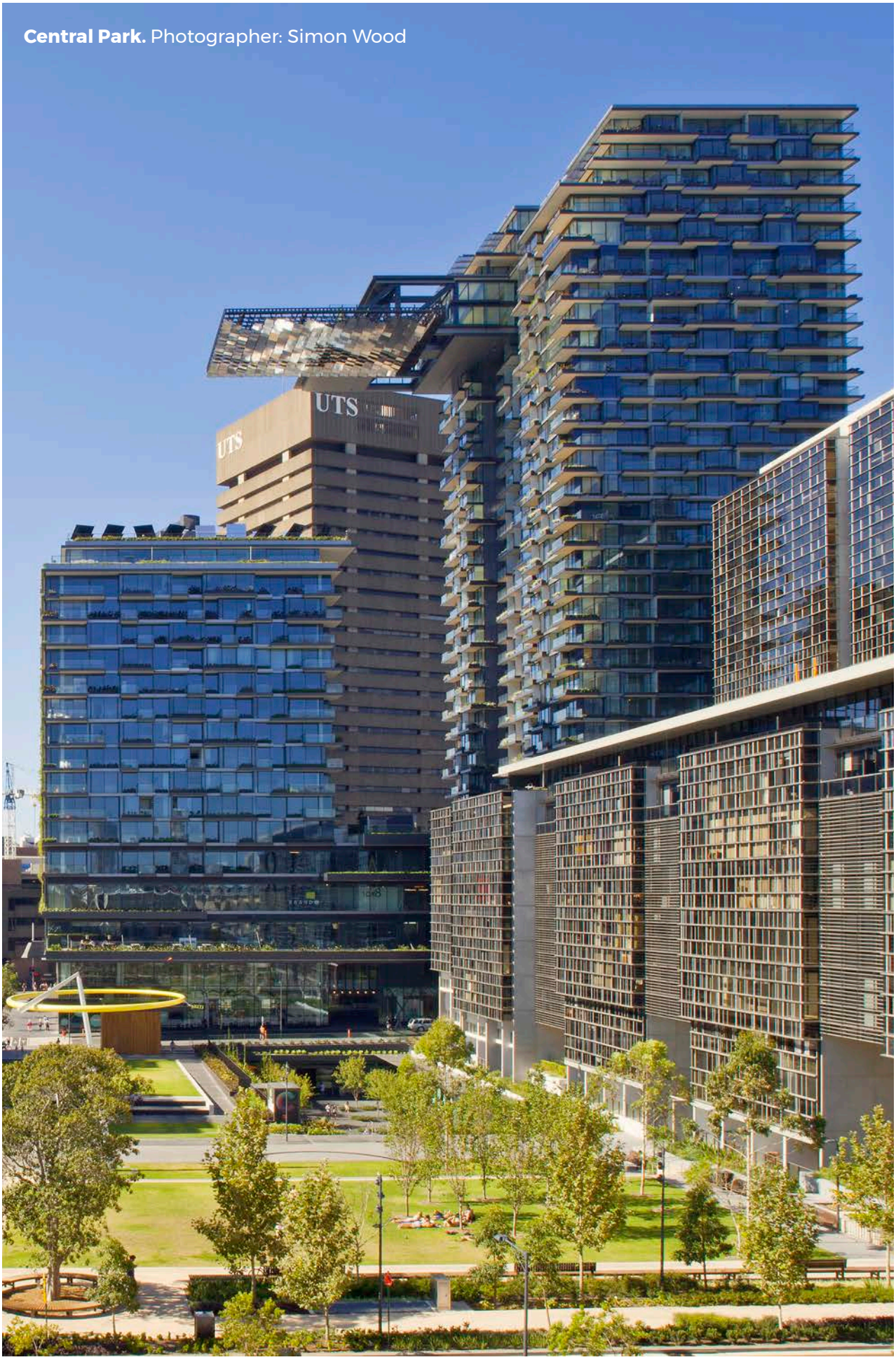
GS Credit Name	GS Credit	GS Points Achieved	IS Credit	IS Level Achieved	Guide Status	Comment
6. Metering and Monitoring	**6.0** Metering	-	-	-	-	-
	6.1 Monitoring Systems	-	-	-	-	-
7. Responsible Construction Practices	**7.0** Environmental Management Plan	Complies	**Man-1** Sustainability Leadership and Commitment	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
			Man-4 Inspection and Auditing	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
	7.1 Environmental Management System	1 point	**Man-4** Inspection and Auditing	-	PARTIALLY EQUIVALENT	Credit criteria must be addressed and demonstrated at a building asset scale.
	7.2 High Quality Staff Support	-	-	-	-	-
8. Operational Waste	**8A** Performance Pathway: Specialist Plan	1 point	**Was-1** Waste management	Level 2	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
	8B Prescriptive Pathway: Facilities	1 point	**Was-1** Waste management	Level 2	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
9. Indoor Air Quality	**9.1** Ventilation System Attributes	-	-	-	-	-
	9.2 Provision of Outdoor Air	-	-	-	-	-
	9.3 Exhaust or Elimination of Pollutants	-	-	-	-	-
10. Acoustic Comfort	**10.1** Internal Noise Levels	-	-	-	-	-
	10.2 Reverberation	-	-	-	-	-
	10.3 Acoustic Separation	-	-	-	-	-
11. Lighting Comfort	**11.0** Minimum Lighting Comfort	-	-	-	-	-
	11.1 General Illuminance and Glare Reduction	-	-	-	-	-
	11.2 Surface Illuminance	-	-	-	-	-
	11.3 Localised Lighting Control	-	-	-	-	-
12. Visual Comfort	**12.0** Glare Reduction	-	-	-	-	-
	12.1 Daylight	-	-	-	-	-
	12.2 Views	-	-	-	-	-
13. Indoor Pollutants	**13.1** Paints, Adhesives, Sealants and Carpets	-	-	-	-	-
	13.2 Engineered Wood Products	-	-	-	-	-

GS Credit Name	GS Credit	GS Points Achieved	IS Credit	IS Level Achieved	Guide Status	Comment
14. Thermal Comfort	**14.1** Thermal Comfort	-	-	-	-	-
	14.2 Advanced Thermal Comfort	-	-	-	-	-
15. Greenhouse Gas Emissions	**15.0** Conditional Requirement	-	-	-	-	-
	15A GHG Emission Reduction - Prescriptive Pathway	-	**Ene-1** Energy and carbon monitoring and reduction	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
			Ene-2 Use of renewable energy	-		
	15B GHG Emission Reduction - NatHERS	-	**Ene-1** Energy and carbon monitoring and reduction	-		
			Ene-2 Use of renewable energy	-		
	15C GHG Emission Reduction - BASIX	-	**Ene-1** Energy and carbon monitoring and reduction	-		
			Ene-2 Use of renewable energy	-		
	15D GHG Emission Reduction - NABERS Energy Commitment Agreement	-	**Ene-1** Energy and carbon monitoring and reduction	-		
			Ene-2 Use of renewable energy	-		
	15E GHG Emission Reduction - Reference Building Pathway	-	**Ene-1** Energy and carbon monitoring and reduction	-		
			Ene-2 Use of renewable energy	-		
16. Peak Electricity Demand Reduction	**16A** Prescriptive Pathway: On-site Energy Generation	-	**Ene-2** Use of renewable energy	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
	16B Modelled Performance Pathway: Reference Building	-	-	-	-	-
17. Sustainable Transport	**17A** Performance Pathway	-	-	-	-	-
	17B.1 Prescriptive Pathway: Access by Public Transport	-	-	-	-	-

GS Credit Name	GS Credit	GS Points Achieved	IS Credit	IS Level Achieved	Guide Status	Comment
17. Sustainable Transport	**17B.2** Prescriptive Pathway: Reduced Car Parking Provision	-	-	-	-	-
	17B.3 Prescriptive Pathway: Low Emission Vehicle Infrastructure	-	-	-	-	-
	17B.4 Prescriptive Pathway: Active Transport Facilities	-	-	-	-	-
	17B.5 Prescriptive Pathway: Walkable Neighbourhoods	-	-	-	-	-
18. Potable Water	**18A** Potable Water: Performance Pathway	-	**Wat-1** Water use monitoring and reduction	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
			Wat-2 Replace potable water	-		
	18B.1 Prescriptive Pathway: Sanitary Fixture Efficiency	-	**Wat-1** Water use monitoring and reduction	-		
	18B.2 Rainwater Reuse	-	**Wat-2** Replace potable water	-		
	18B.3 Heat Rejection	-	**Wat-1** Water use monitoring and reduction	-		
	18B.4 Landscape Irrigation	-	**Wat-1** Water use monitoring and reduction	-		
	18B.5 Fire System Test Water	-	**Wat-1** Water use monitoring and reduction	-		
19. Life Cycle Assessment Impacts	**19A.1** Comparative Life Cycle Assessment	-	**Mat-1** Material lifecycle impact measurement and reduction	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
19. Life Cycle Assessment Impacts	**19A.2** Additional Reporting	-	**Mat-1** Material lifecycle impact measurement and reduction	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
19. Life Cycle Assessment Impacts	**19B.1.1** Portland Cement Control	-	**Mat-1** Material lifecycle impact measurement and reduction	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
	19B.1.2 Water Reduction	-	**Wat-1** Water use monitoring and reduction	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
	19B.1.3 Aggregates Reduction	-	-	-	-	-

GS Credit Name	GS Credit	GS Points Achieved	IS Credit	IS Level Achieved	Guide Status	Comment
19. Life Cycle Assessment Impacts	**19B.2A** Reduced mass of Steel Framing (steel framed building)	-	**Mat-1** Material lifecycle impact measurement and reduction	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
	19B.2B Reduced Use of Steel Reinforcement (Concrete framed building)	-	**Mat-1** Material lifecycle impact measurement and reduction	-	INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
	19B.3.1 Façade Reuse	-	-	-	-	-
	19B.3.2 Structure Reuse	-	-	-	-	-
	19B.4.0 Responsible Sourcing	-	-	-	-	-
	19B.4.1 Reduced Embodied Impacts	-	-	-	-	-
20. Responsible Building Materials	**20.1** Structural and Reinforcing Steel	-	-	-	-	-
	20.2 Timber	-	-	-	-	-
	20.3 Permanent Formwork, Pipes, Flooring, Blinds and Cables	-	-	-	-	-
21. Sustainable Products	**21.0** Product Transparency and Sustainability	-	**Mat-2** Environmentally labelled products and supply chain	-	PARTIALLY EQUIVALENT	Credit criteria must be achieved at a building asset scale.
22. Construction and Demolition Waste	**22.0** Reporting Accuracy	-	**Was-1** Waste management		INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
	22A Fixed Benchmark	-	**Was-2** Diversion from landfill		INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
	22B Percentage Benchmark	-	**Was-2** Diversion from landfill		PARTIALLY EQUIVALENT	Credit criteria must be achieved at a building asset scale.
23. Ecological Value	**23.0** Endangered, Threatened or Vulnerable Species and Communities	-	-	-	-	-
	23.1 Ecological Value	-	**Eco-1** Ecological Value	-	PARTIALLY EQUIVALENT	Credit criteria must be achieved at a building asset scale.
24. Sustainable Sites	**24.0** Conditional Requirement	-	-	-	-	-
	24.1 Reuse of Land	-	**Lan-1** Previous land use		PARTIALLY EQUIVALENT	Credit criteria must be achieved at a building asset scale.
	24.2 Contamination and Hazardous Materials	-	**Lan-3** Contamination and remediation		PARTIALLY EQUIVALENT	Credit criteria must be applicable and achieved at a building asset scale.
25. Heat Island Effect	**25.0** Heat Island Effect Reduction	-	-	-	-	-

GS Credit Name	GS Credit	GS Points Achieved	IS Credit	IS Level Achieved	Guide Status	Comment
26. Stormwater	**26.1** Stormwater Peak Discharge	-	**Dis-1** Receiving Water Quality		EQUIVALENT	Credit criteria must be achieved at a building asset scale.
	26.2 Stormwater Pollution Targets	-	**Dis-1** Receiving Water Quality		INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
27. Light Pollution	**27.0** Light Pollution to Neighbouring Bodies	-	**Dis-5** Light pollution		PARTIALLY EQUIVALENT	Credit criteria must be achieved at a building asset scale.
	27.1 Light Pollution to Night Sky	-	**Dis-5** Light pollution		PARTIALLY EQUIVALENT	Credit criteria must be achieved at a building asset scale.
28. Microbial Control	**28.0** Legionella Impacts from Cooling Systems	-	-	-	-	-
29. Refrigerant Impacts	**29.0** Refrigerants Impacts	-	-	-	-	-
30. Innovation	**30A** Innovative Technology or Process	-	**Inn-1** Innovation strategies and echnologies		INTENT ALIGNED	Credit intent is aligned but no credit equivalence.
	30B Market Transformation	-				
	30C Improving on Green Star Benchmarks	-				
	30D Innovation Challenge	-				
	30E Global Sustainability	-				



Central Park. Photographer: Simon Wood

Conclusion

This guide maps out the common elements of the GBCA's Green Star – Design & As Built v1.2 and ISCA's IS Design & As Built v1.2 Rating Tools, and identifies where alignment and certification efficiencies exist when targeting dual certification.

This guide has been developed for use by project teams pursuing dual sustainability certification on projects. Whilst the guide is non-mandatory, the principles of the guide are aimed to assist rating applicants, asset owners, developers, contractors, consultants and suppliers by identifying certification efficiencies in each tool. The guide will help industry, government, operators and asset owners applying both rating schemes by achieving the following:

- Foster an open and collaborative project culture
- Reduce evidence reporting burden for rating partners and registrants
- Develop an integrated and whole of life approach to the sustainability of an asset with multiple elements
- Identify and mitigate risks associated with delivery of ratings at an early stage
- Minimise misunderstandings arising from credit requirements and evidence
- Enable efficiencies in evidence collection and credit documentation

Project team members are encouraged to consult with both the GBCA and ISCA where opportunities to apply the guide on a project exist to drive benefits for the industry.

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