

GREEN STAR SUSTAINABLE PRECINCTS

LOCAL CONTEXT REPORT FOR RSA

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1 Executive summary

This report applies to the Australian Green Star Communities Tool v1.1. and considers the applicability of the tool in South Africa. Included in the report is an overview of the methodology to develop this LCR, a communities' perspective in South Africa and an in-depth credit-by-credit analysis. The credits have all been analysed to assess their applicability in South Africa. The brief was to make amendments to the credits so that the tool is applicable to the South African context. This did not include a complete tool development process to create the South African Sustainable Precincts Tool v1.

A summary of recommended credits requiring adaptations can be found below (all other credits are proposed to remain unchanged, but where projects do want to propose changes these must be applied for through the TC/CIR process on the GBCSA website):

GOV-01 Green Star AP

Minor changes made to this credit – the credit references the GBCA's (Green Building Council of Australia's) CPD Programme. The Green Building Council of South Africa (GBCSA) does not have a CPD Programme in place, therefore, this requirement has been replaced with the alternative for the Green Star South Africa Accredited Professionals to attend a Green Star Sustainable Precincts Workshop and pass the Green Star Exam instead of being part of the GBCA CPD Program.

Documentation requirements also edited to align with the new requirement.

GOV-02 Design Review

Minor changes and additional reference documents listed within the credit to make it more applicable to the South African market.

GOV-03 Engagement

Minor changes made to the credit – the credit calls for the use of (International Association for Public Participation) IAP2 Australasia core values in carrying out the public participation, this was changed to IAP2 Southern Africa.

Projects also have the option to align the Public Participation carried out during the Environmental Impact Assessment (EIA) process with GOV-03 requirements, ensuring that all the GOV-03 requirements are addressed.

GOV-04 Adaptation and Resilience

Minor changes made — additional South African reference documents have been listed within the guidelines to assist in rendering the credit more applicable to the South African Market. As the credit is to be compiled by a suitably qualified individual, the onus will be on the said professional to use the correct Global Circulation Models (GCMs) endorsed by the IPCC (Intergovernmental Panel on Climate Change).

GOV-05 Corporate Responsibility

Changes made to the credit to enable smaller and Public entities to target the credit.

In addition to using the (Global Reporting Index) GRI Sustainability Guidelines for the second part of the credit, project may elect to use King IV, which is applicable to all types entities.

GOV-06 Sustainability Awareness

No changes, credit to remain as is. Requirements stipulated within the credit are straightforward and applicable to the South African market.

GOV-07 Community Participation and Governance

No changes, credit to remain as is.

It was determined that the credit is applicable in the South African Context.

GOV-08 Environmental Management

Changes have been made to the credit to make it more applicable to the South African Market.

The first part of the credit requires that appointed contractors with contract amounts over \$5 million (AUD) to be ISO 14001 Certified. Research had to be conducted to convert the AUD amount to ZAR. In order to convert the AUD to ZAR, two alternatives were considered; Purchasing Power Parity and direct conversion. Direct conversion was used with the contract amount set at 50 million ZAR.

The second part of the credit references the use of the Western Cape Environmental Management Plan Guidelines (instead of the New South Wales Guidelines) for the development of the Environment Management Plan.

LIV-09 Healthy and Active Living

Under Guidance in the Submission Requirements the existing Table 9.0 summarising the AMCORD requirements have been replaced with a new 'Table 9.0 Characteristics of Street Types and Pedestrian Walkway Provision' and includes changes to terminology. The changes serve to provide localized guidance.

No changes are proposed for credit 9.2 Recreational Facilities. It is suggested that the guidelines provided by the Australian Communities tool be followed until an equivalent local standard has become available. An additional reference has been added under Additional Information namely the City of Cape Town Urban Design Policy (2013), as further localised reference for credit 9.3 Healthy Places.

LIV-10 Community Development

A definition of 'Community' has been added in order to focus the scope of the credit. A reference to the Governance Credit 03 has been added under 'Synergy with other Credits' with an explanation of the connection between these credits. The reference already exists in the Governance section, but questions raised by Pilot Project representatives made it clear that it will be useful to make this cross reference again under Liveability Credit 10.

LIV-11 Sustainable Buildings

It is proposed that the credit be adapted to the local context by making up to 4 points available based on the percentage of dwellings in the project site that achieve a Green Star SA Multi Unit Residential rating or an EDGE rating for 11.2. The application of the Green Star SA Multi Unit Residential Tool brings credit 11.2 in line with credit 11.1. The option for projects to apply the EDGE rating tool to dwelling units in the project makes this credit applicable to projects that have a variety of dwelling types on the project site. The new proposed criterion is also aligned with the way the credit is approached in New Zealand.

The benchmark for Energy saving in the EDGE tool ensures an improvement over the SANS10400 standard that is equivalent to four points under the ENE 01 credit in Green Star. It would thus be required of projects that target the Green Star SA Multi Unit Residential rating to achieve a minimum of four points in the ENE 01 credit in order to align it with the EDGE tool requirement.

11.2NZ was written exclusively for projects in New Zealand, therefore it could be removed.

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LIV-12	Culture, Heritage and Identity						
No changes	No changes were made to this credit						
LIV-13	Walkable Access to Amenities						
No changes	were made to this credit						
LIV-14 Access to Fresh Food							
Although 14.2 might be challenging for projects to achieve, no changes were made to the criteria as this							

Although 14.2 might be challenging for projects to achieve, no changes were made to the criteria as this credit remains relevant. The Pilot process will allow the level of difficulty of this credit to be tested in practice.

LIV-15 Safe Places

The only changes to this credit are that projects seeking to achieve certification through GBCSA can also make reference to the City of Cape Town, Design and Management Guidelines for a Safer City Best practice guidelines for the creation of sustainable, safe and lively neighbourhoods in Cape Town.

This document addresses the following six key overlapping CPTED principles, which align to the requirements of 15.1.2.

A further additional South African web based resource has been added that disseminates information on CPTED.

ECON-16 Community Investment

In order to reflect the South African context, the investment amounts were converted to South Africa context using the average house prices as a reference point.

The South African investment amounts identified are as follow:

- For Residential Infrastructure Investment the minimum investment amount is R10 000; and
- The minimum investment amount for infrastructure provided should be at least R80 per square meter for non-residential space.

ECON-17 Affordability

Affordability is a complex issue in South Africa, especially as it relates to the provision of housing.

Minimal changes to Section 17.1 Residential Affordability Strategies were required, to bring it in line with South African terminology. The essence of the credit is however acceptable and retained. The specific terminology changed that were made include:

- 'lot sizes' were changed to 'erf sizes'
- 'lots' changed to 'erven'
- reference to the Australian National Construction Code (NCC) was changed to refer to the South African National Building Regulations and Building Standards Act (No. 103 of 1977) (as amended)

In terms of 17.2 no further investigations were required for the non-residential and mixed-affordability strategies as set out in the Green Star Communities v1.1. submission guidelines and were therefore retained as is.

For 17.3 changes were necessary to bring the credit in line with South African legislation. References to the Australian National Construction Code (NCC) were replaced with reference to the South African National Building Regulations and Building Standards Act. No. 103 of 1977 (as amended).

ECON-18 | Employment and Economic Resilience

Only minor changes were proposed in order to bring specific references to economic/industry classifications and building regulations in line with South African legislation.

For 18.1, 18.2A and 18.2C the following changes were made:

- Reference the Australian and New Zealand Standard Industrial Classification (ANZSIC) was replaced with reference to the Standard Industrial Classification (SIC) used in South Africa;
- Specific building classes as contained within the Australian National Construction Code (NCC) was compared and changed to refer to the equivalent building classes as set out in the South African National Building Regulations and Building Standards Act (No. 103 of 1977) (as amended).

18.2B required some changes to the text to clarify credit requirements regarding the definition of *Major Citv*.

ECON-19 Education and Skills Development

This credit makes significant reference to 'Higher Education', which in the South African context refer to a very exclusive segment of the population. In order to ensure that this credit retains the original intent, revision is required.

The following changes were recommended:

- For 19.1.1 and 19.1.2 To protect the integrity of the credit removing all references to the term 'higher' education;
- For 19.2.2 and 19.2.4 removing the reference to Technical and Further Education (TAFE) institutions, and replacing it with reference to the following institutions: Technical Vocational Education and Training (TVET), Further Education and Training (FET) Colleges, and Community Education & Training Facilities
- For 19.2.3 it was recommended that the reference to the Australian Skills Quality Authority be replaced with the more relevant South African Qualifications Authority
- Additionally, 19.2.3 and 19.3.1 required definitions to be added to ensure clarity on credit requirements.

ECON-20 Return on Investment

Credit to remain as is, with the option of pursuing a CIR for South Africa specific methodology or methodology not yet specified.

Alternative methodologies are available to South African projects, and CIRs regarding methodologies not yet mentioned will be considered on a project specific basis.

ECON-21 Incentive Programmes

This credit required minor adjustment to reflect South African appropriate investment amounts, and to refer to specific location examples more appropriate to the South African context.

To calculate South Africa relevant investment amounts, the same approach used in Credit 16: Community Investment was used. The investment amounts were expressed in terms of average residential value and the ratio used to convert for South Africa by multiplying it with South African average house price.

The proposed new investment amounts were R2 000 per residential dwelling and R16 per sqm of non-residential spaces. The specific pathway selected is dependent on whichever development type occupies a greater proportion of the project site.

ECON-22 Digital Infrastructure

Investigations on the suggested connection speeds (25-50Mbps) revealed that this referred specifically to a new service rolled-out by an Australian service provider. Engagement with a South African industry expert indicated that although similar digital infrastructure is available in the market through VDSL which provides line speeds of 25-100Mbps, the slightly lower line speeds provided by ADSL2+ infrastructure (10-25Mbps) are more widely available.

The appropriate line speed identified for consideration within the South African context is therefore 10-50Mbps/5-20Mbps.

Even with the lowered line speed, there is still some concern that the issue of service and infrastructure availability might lead to complications for projects. The Green Star Communities v.1.1 does provide for Alternative Compliance Methods to be considered on a project-by-project basis, which is deemed sufficient.

ECON-23 Peak Electricity Demand Reduction

The requirements of the credit were regarded as clear and appropriate, and were retained as is.

The only proposed changed was the additional of the term 'heat pump' to support the use of the term 'solar air-conditioning' as the first mentioned term is better known in the South African context.

ENV-24 Integrated Water Cycle

Stormwater is a critical topic for the South African context. It is therefore important that project teams get encouraged to apply the requirements in the credit. From the research and stakeholder interviews it became clear that the credit was too onerous for South Africa and it was suggested to break up the credit into achievable parts.

Therefore, whereas in Australia a project achieves 2 points for meeting all requirements, South African projects can get up to 2 points, depending on if they are targeting quantity and quality separately.

From the stakeholder interviews, it was also a recommendation to address the smaller storms as they cause severe damage to the direct surroundings. Therefore, we included both the 1 and 5 year ARI to be addressed in the stormwater quantity requirements.

ENV-25 Greenhouse Gas Emissions

Performance Pathway: The major change in this credit is that we had to change to the Australian references to South African relevant references. The major reference in South Africa related to energy efficiency is the SANS 10400 Part XA, which has been the baseline for most of the Green Star SA tools.

Prescriptive Pathway: There are also some additional initiatives that projects can target to achieve points. Maximum number of points remains 4 points. The new initiates are an option for energy efficiency for new buildings; energy metering; and monitoring.

ENV-26 Materials

For South Africa, we changed the minimum requirement to a credit where projects can achieve 1 point for meeting the credit criteria. From research, experience and stakeholder interviews the conclusion was that these requirements are still tough to achieve in South Africa. We want to encourage the projects to target points for Materials and the minimum requirement was seen as a barrier to this.

The point that was allocated to the minimum requirement was taken out of the points for the 26A.1 and 26B.1 pathways.

200.1 patriways.									
ENV-27	Sustainable Transport and Movement								
No changes	No changes were made to this credit								
ENV-28	Sustainable Sites								
	Minor changes were made to this credit; the Australian act was replaced with the NEMA act; and the definition of the Suitable Professional was changed accordingly.								
ENV-29	Ecological Value								
	ges were made to this credit; mainly to change the definition of the Suitable Professional to a an relevant profession.								
ENV-30	Waste Management								
No changes	s were made to this credit								
ENV-31	7-31 Heat Island Effect								
No changes	No changes were made to this credit								
ENV-32	2 Light Pollution								
No changes	s were made to this credit								

2 Introduction

What is Green Star Sustainable Precincts? Green Star is an internationally recognised rating system that delivers independent verification of sustainable outcomes throughout the life cycle of the built environment. Green Star Sustainable Precincts is a holistic rating tool for communities and precincts.

As per the Australian Green Star Communities v1.1. Submission Guidelines:

Green Star – Communities is a rating tool that evaluates the sustainability attributes of the planning, design, and construction of large-scale development projects, at a precinct, neighbourhood, and/or community scale. The Green Star – Communities rating tool will assist governments, development project teams, contractors and other interested parties aiming to deliver large-scale sustainable developments around Australia to:

- Provide diverse, affordable, inclusive, well connected and healthy places to live, work and play;
- Protect, maintain and restore the natural environment by reducing the ecological footprint of developments;
- Receive recognition for demonstrated leadership and commitment to sustainability;
- Achieve real value for money through demonstrated whole-of-life cost savings; and
- Encourage opportunities for business diversity, efficiency, innovation, and economic development.

Green Star – Communities assesses projects against a holistic set of distinct social, environmental, and economic categories, and an innovation category. The categories are called:

- Governance;
- Liveability;
- Economic Prosperity;
- Environment; and
- Innovation.

The Green Star Sustainable Precincts Rating Tool is composed of the following documents

- I. Green Star Australia Communities Submission Guidelines and Submission Templates
- II. Green Star Australia Communities Scorecard; and
- III. Green Star Australia Communities Change in Ecological Value Calculator.
- IV. Green Star Sustainable Precincts Local Context Report

2.1 Local Context Report – Green Star Sustainable Precincts for South Africa

The development of the Australian Communities Tool was been a complex process and took an extensive amount of time in Australia. The objective of the Local Context Report (LCR) was to assess where the tool needs to be changed to be applicable to the South African Context. The development of the LCR did not constitute the development of a South African Communities v1 tool, it will however be the point of departure for a future version 1 tool.

The GBCSA initiated the LCR process to be carried out as the demand for a Sustainable Precincts tool was growing in South Africa, which is evident by the number of PILOT projects involved in this process. USAID provided the budget for a Technical Consultant to be appointed to undertake the work. Solid Green was appointed to lead the development of the LCR; which is done in collaboration with Urban Reflection and TAP Properties. The Technical Advisory Panel (TAP) consisted of 20 experts from the industry and thirteen PILOT projects were selected to provide input to the LCR development.

2.2 Stakeholders, Roles & Responsibilities

GBCSA

The GBCSA was the client on the project as they are the custodians of the LCR and guided the LCR development to ensure the Technical Consultant adheres to the GBCSA's vision.

Technical Consultant

The Technical Consultant is the appointed party, responsible for managing and leading the stakeholder participation and the developing of the LCR. The Technical Consultant was responsible for administrative tasks related to minutes and meetings, as well as ensuring that the pilot projects and expert's opinions are considered. They did interviews with industry experts where the expertise was missing on the Technical Advisory Panel (TAP) team. The consultant worked closely with the representatives of the PILOT projects and the TAP team to ensure the most inclusive results.

PILOT projects

Thirteen pilot projects were selected to participate in the LCR development. Pilot projects contributed to the LCR by participating in a technical advisory panel (TAP) and by providing their written feedback to the GBCSA and the Technical Consultant.

Technical Advisory Panel (TAP)

There were 15-20 people accepted for the Technical Advisory Panel (TAP); several of these individuals are also representatives of pilot projects, so there was an overlap of expert input and project input from the TAP. The TAP has a wealth of experience and knowledge, which the consultant captured into the development of the LCR.

2.3 Methodology

The Sustainable Precincts tool is different from the other Green Star tools as it does not follow the standard eight categories of Green Star. The Sustainable Precincts tool has four categories; namely Governance, Liveability, Economic Prosperity and Environment. In total, there are 32 credits in the four categories and 100 points are available for the projects.

The team looked at the eligibility criteria and the certification process and evaluated if all the requirements are appropriate for South Africa.

Each credit was reviewed in the following manner:

- Aim of the Credit
 - Is the aim of the credit relevant to the South African Context?
- Credit Criteria
 - Are the credit criteria relevant to the South African Context?
 - Are the benchmarks set correctly for the South African Context?
 - Are there local equivalent standards/legislation that can be referenced?
 - What must be amended to make the credit criteria appropriate for implementation in RSA.
- Calculator (credit 29 Ecological Value)
 - Is the Calculator for Ecological Value applicable to South Africa?
 - What changes to the benchmarks and calculator are required?
- Total suite of credits
 - Are there any major gaps in the issues that the credits address?
 - Are there South African specific planning items that must be included?

TAP Workshops

As part of the LCR development process, three TAP workshops were held.

- TAP 1 5 October 2016
- TAP 2 2 November 2016

- TAP 3 2 December 2016

The goal of the workshops was to get as much feedback and technical input from the different stakeholders and PILOT projects as possible. The workshops were structured as follows, first a general session followed by working group sessions. In the general session we discussed the tool name, eligibility criteria and recertification. During the latter part of the workshops, the TAP members were divided in 4 groups, a group for each category. In the working groups the TAP members were taken through the details of each of the credits for the TAP to comment on.

Solid Green appointed group leaders to each of the categories.

Governance Working Group Leader: Bakang Moeng (TAP properties)
Livability Working Group Leader: Zendre Compion (Solid Green)
Economic Prosperity Working Group Leader: Adrie Fourie (Urban Reflection)
Environment Working Group Leader: Marloes Reinink (Solid Green)

PILOT feedback

The pilot projects were requested to provide feedback to the Technical Consultant. This was done in two parts; one deadline on the 19th of October and one deadline on the 16th of November. Each project had to complete two categories for each deadline. This information was summarised and included in the LCR Tracker sheet.

3 South Africa from a Communities Perspective

A sustainable city can be defined as a city that meets its developmental responsibility (social justice and urban safety) in a sustainable, spatially transformed and resource-efficient way (natural and economic resources, and human capacity) that takes into account the limited biophysical planetary boundaries (environmental thresholds). Living sustainably means grappling with the "perfect storm" associated with the inseparability of water, food, energy and climate change (Oxford Martin University, 2013: 18).

3.1 Historical background

Displacement and segregation

Across the country, politically driven social engineering of the 1950s is physically manifested in the structure of cities and towns and their surrounding areas. Apartheid planning left South Africa with a spatial legacy of 'sprawl, low densities, functional segregation between home and work, and overlapping racial and class separation'(COGTA 2016:22). The global phenomenon of urbanisation with its impetus in people's search for better economic opportunities and improved quality of life, adds an additional layer to the massive challenge of spatial transformation that has become the centre of urban development policy discussion in the South Africa.

Apartheid created a legal system based on racial segregation to forcibly remove and take away the rights of African, Indian and Coloured people to own land outside specified areas. Physical marginalisation of people to the peripheries of urban centres had other structural consequences. Limited access to economic opportunities, restricting housing availability to the outskirts of cities leading to expensive long haul transport requirements, and consequently further socio economic marginalisation.

Continuation of apartheid spatial patterns

With the advent of democracy in 1994, armed with the Constitution of 1996, South Africa began a process to address systemic issues by investing in programmes to improve housing, transport, education, healthcare and bulk services. Despite significant improvements to the lives of many South Africans through improved service delivery and access, the processes have been slow, often politicised and 'unintentionally served to reinforce the apartheid status quo' (COGTA 2016:22).

Public housing based on the RDP model, again provided on the outskirts of cities, still houses the majority of poor people. A homogenous approach and urgency hampered any efforts to deliver complete urban solutions there. In reaction to dysfunctional urban centres and with the promise of safety and holistic community living, privately developed housing estates and other gated living solutions also developed on the urban fringe adding to existing problems of sprawl. The context drove the development of a huge informal economy in South African cities, but little understanding of the role of informality and a lack of will to convert this into formal economy has proved a missed opportunity. Continued exclusion, isolation and separation serve to exacerbate problems of the past. Additional burdens on road and service infrastructure, continued economic exclusion along class lines and general barriers to decent living conditions, in addition to social and political impacts places strain on state resources, individuals, families and on our natural resources. (SACN 2016: 50-58)

High crime rates in large cities and towns became an urban reality perpetuated by structural and spatial inequality in the country. South African industry responded to crime by fleeing from city centres, which only compounded the problems in CBDs. Suburbanites responded by barricading, building higher walls and moving into 'estates', further expanding unhealthy spatial hierarchies.

More than two decades later it has become even more apparent that the legacy of spatial segregation is physically entrenched in so much of the fabric of the city that it will not change without long term vision and deep determination.

Spatial Transformation

The South African Cities Network (SACN) *State of South African Cities Report 2016* describes the characteristics of quality urban environments as follows:

Urban residents are content when they feel as though they have a hand in shaping and building the city and where governance is driven by the state but shared with civil society. Cities that have content residents display certain characteristics, such as Accessibility, Mix of land uses and incomes, Quality public spaces, Innovative urban design, safety and Integration.

Through much change to policy and planning, South Africa now has a *National Development Plan* (2012) and the recently published *Integrated Urban Development Framework* – IUDF (COGTA 2016), both placing a focus on spatial transformation as integral to change. On the back of the South African urban reality the vision of the IUDF - liveable, safe, resource efficient cities and towns that are socially integrated, economically inclusive and globally competitive where residents actively participate in urban life – appears a mammoth task. While much of the change required is of a physical nature and literally requires the transformation of how space is structured, it clearly must go hand in hand with transformation in areas of governance, the economy of cities, social equality, and sustainable growth.

3.2 Socio-economic perspective

Over the past 20 years, mixed progress has been achieved in addressing capital injustice and socio-economic inequality in South Africa. Since the start of the South African democracy in 1994, the reality for many South Africans was displacement, marginalization, inadequate shelter, tenure and asset insecurity, and poor access to the socioeconomic opportunities (SACN, 2016:48).

During this time, the scale, nature and appearance of South African cities have visibly changed. Cities have become modernized providing people with access to basic services, shelter and city resources. Transformation is an ongoing process and changes are taking place across South Africa's towns and cities, albeit at different rates, and more often than not, the changes are not universal but rather location specific, (Harrison and Todes, 2014).

According to the State of South African Cities Report (2016) public investment has been focussed on a number of interventions, including "low-income housing, public transport infrastructure, and bulk infrastructure for basic services provision, as well as in improved access to health and education". In parallel, investments from the private sector have been concentrated on "office parks, shopping malls and residential developments, predominantly in the form of townhouses and gated estates with an emphasis on security" (Schensul and Heller, 2010).

Jobs have been increasingly provided close to places of residence and other services, but the process of changing the legacies of the past have been slow, and some feel that this process has not been 'inclusive enough and has (in some instances) extended undesirable urban trends' (SACN, 2016:49). Challenges around housing, affordability and appropriate configuration of developments to provide sustainable human settlements, persist. Through the National Development Plan (NDP) and other policy drivers, such as the Integrated Urban Development Framework (IUDF) there is in increasing drive to move away from provision of housing toward to creation of appropriate urban communities.

The Importance of the City

The economy of South Africa has become increasingly geographically concentrated over the past two decades, with cities playing an increasingly important role in creating growth, development and providing a diverse range of opportunities. The South African Cities Network's focus is on nine city members which now account for 58.7% of South Africa's gross value added (GVA), which is a measure of economic activity at the city or regional level. The nine cities fall into two sub-groups:

- **Five large cities** (Johannesburg, Cape Town, Tshwane, Ekurhuleni and eThekwini) that dominate the national economy, and home to 35% of South Africa's people with generally diversified economies; and
- **Four smaller cities** (Nelson Mandela Bay, Mangaung, Buffalo City and Msunduzi) which serve as regional economic hubs and tend to have smaller economic bases and are also more at risk from volatile global and domestic economic forces (SACN, 2016:93).

The following diagram provides additional insight into the growth of GVA contributions as it has changed between 1995 and 2013. From this data, the following main points can be highlighted:

- Johannesburg, the provincial capital of the Gauteng province is the largest and fastest growing economy, which from 2005 has outpaced all other larger cities in terms of growth;
- Gauteng cities led economic growth performance between 2005 and 2013;
- Cape Town and eThekwini experienced similar growth rates, but significant potential will drive these two nodes to exceed expectations moving forward (SACN, 2016:95).

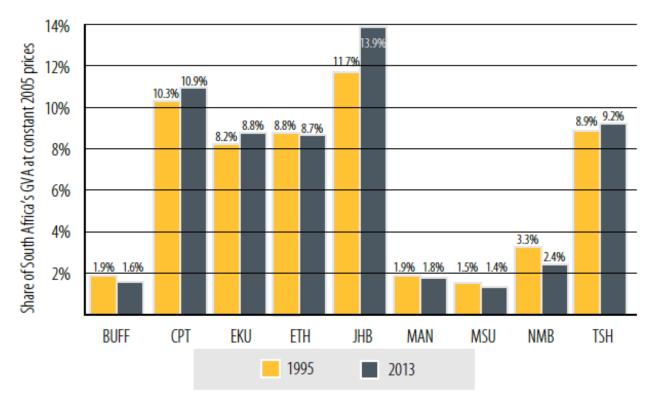


Diagram 1 - City contributions to South Africa's total economic output (1995 and 2013)

Source: SACN, 2016.

In general, the SACN cities' economies are driven by tertiary services and in 2013, this made up almost three-quarters (74.2%) of the cities' combined economic base, which is at a higher proportion than the national average (69.8%), and these cities also accounted for almost four-fifths (79.3%) of total city employment. Secondary sectors or production accounted for less than a quarter (22.2%) of total city economic activity, and only 18.3% of employment (SACN, 2016:95).

Employment and Economic Sector Labour Intensity

The ability of cities to create employment opportunities was negatively affected by the 2008 economic downturn, with the effects still ongoing. South African cities need to create jobs with work-seekers, with additional pressures due to the attraction of economic migrants to these major economic centres.

Between 1995 and 2013, informal work increased from 21% to 29% of average city employment, while unskilled formal work declined from 36% to 25% (Figure 3.9). At the same time, the share of highly skilled and skilled formal jobs increased, which points to the main reason for the widening income inequality over the past two decades (SACN, 2016:102).

The diagram below provides a snapshot of labour intensity experienced by various economic sectors. Sectors with an increasing labour intensity are shown above the line, and the size of the bubbles is an indication of total sectoral employment in 2013.

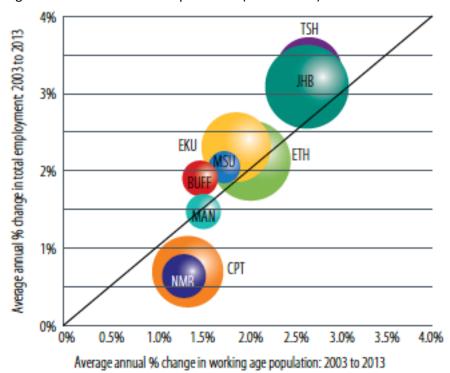


Diagram 2 - Cities labour absorption rate (2003 - 2013)

Source: SACN, 2016:101.

The five largest cities account for almost half (43%) of all employment in South Africa: Johannesburg with 11.3%, eThekwini with 8.8%, Cape Town 8.4%, Ekurhuleni 7.1% and Tshwane with 7.9% (SACN, 2016:101).

To make cities economically competitive, productive and inclusive, a lot is required. An integrated approach combining the investment power of the public and private sector aimed at creating appropriate human settlements and economic growth nodes, is essential.

Improving the ability of people to actively participate in the formal economy by expanding their skills base, providing access to basic services, and enhancing the enabling environment required to support economic infrastructure development. Addressing the apartheid city legacy by improving approaches to spatial settlement patterns can drive the growth and development of social, economic and environmentally efficient cities that are inclusive, enabling people to access economic opportunities across the city.

3.3 Integrated Urban Design Framework (IUDF)

As sustainable development progresses within the South African context, it becomes important to understand the scale of environmental problems not only at a building (household) scale but on a community, city and regional scale also. A broader understanding of sustainability gives an appreciation of various strategies that can be implemented to address environmental efficiency simultaneously at building scale as well as at city and regional scale.

In examining environmental issues on city scale, one starts identifying commonalities between building scale environmental issues and city scale, which presents great opportunity for an integrated design approach that will address issues at these varying scales. At Community/City scale, some of the factors that would affect the environmental performance would be;

- Absence of and inappropriate laws and legislation;
- Inadequate tax/financial revenue;
- A limited understanding of the environmental issues;
- Loss of biodiversity, habitats and endangered species;
- Appropriate infrastructure design to deal with natural disasters, water pollution as well as air pollution;
- Densification; maximising land-use and limiting the need for vehicular transport.

The South African government has developed an Integrated Urban Design Framework (IUDF) that is geared at addressing high levels of environmental inefficiencies within South African cities. These inefficiencies; that have been the result of the Apartheid legacy of poor planning, poverty and exclusion from social and economic opportunities are addressed through nine policy levers within the IUDF. Directly dealing with high inefficiencies in the use of non-renewable resources, with a particular focus on maximising efficiency for land-use and infrastructure networks.

The policy levers are described within the IUDF as follows:

Policy lever 1: Integrated spatial planning

Integrated spatial planning is essential for coherent development. It stimulates a more rational organisation and use of urban spaces, guides investments and encourages prudent use of land and natural resources to build sustainable communities.

Policy lever 2: Integrated transport and mobility

Integrated transport and mobility is a vital component of South Africa's economic infrastructure investment. It contributes to a denser and more efficient urban form, supports economic and social development, and is crucial for strengthening rural-urban linkages.

Policy lever 3: Integrated and sustainable human settlements

Integrated and sustainable human settlements are key to redressing the prevailing apartheid geography, restructuring cities, shifting ownership profiles and choices, and creating more humane (and environment-friendly), safe living and working conditions.

Policy lever 4: Integrated urban infrastructure

An integrated urban infrastructure, which is resource efficient and provides for both universal access and more inclusive economic growth, needs to be extensive and strong enough to meet industrial, commercial and household needs, and should also be planned in a way that supports the development of an efficient and equitable urban form and facilitates access to social and economic opportunities.

Policy lever 5: Efficient land governance and management

Both municipalities and private investors have a vested interest in land value remaining stable and increasing. At the same time, property values reflect apartheid patterns of segregation and mono-functional use, which need to be addressed to promote spatial transformation.

Efficient land governance and management will contribute to the growth of inclusive and multi-functional urban spaces.

Policy Lever 6: Inclusive Economic Development

Cities and towns that are dynamic and efficient, foster entrepreneurship and innovation, sustain livelihoods, enable economic growth and generate the tax base needed to sustain and expand public service and amenities.

Policy Lever 7: Empowered Active Communities

Cities and towns that are home to socially and culturally diverse citizens, who are actively involved in city life and committed to making South Africa work.

Policy Lever 8: Effective Urban Governance

Deliver cities and towns that have the necessary institutional, fiscal and planning capabilities to build inclusive, resilient and liveable urban spaces.

Policy Lever 9: Sustainable Finances

Cities and towns that are supported by a fiscal framework that acknowledges the developmental potential and pressures of urban spaces, manage their finances effectively and efficiently, and are able to access the necessary resources and partnerships for inclusive urban growth.

An integrated approach becomes a key aspect in addressing environmental issues on a city scale. Acknowledging the interconnectedness of systems and infrastructures whilst identifying environmental efficiency opportunities that present themselves at such scale and making use of those opportunities to minimise the city's impact on the natural environments.

3.4 Urban Realities in South Africa

'The typical South African city has followed a resource-intensive growth path, and suffers from inefficiencies across sectors such as energy, water, waste, food, and transport. The energy mix is unsustainable, landfill sites are fast running out of airspace, freshwater resources are constrained, and greenhouse gas emissions are increasing (mainly from electricity generation and vehicles that run on fossil fuels). Cities have to develop sustainable city growth paths and priorities, and put in place systems to monitor their performance.' (SACN 2016:10)

The county's apartheid legacy has left cities lagging behind with infrastructure and service delivery not able to meet the needs of population growth. Planning and service delivery approaches need to be overhauled as the current situation is perpetuating exclusion and is ineffective. The focus has theoretically shifted to a sustainable emphasis on densification of cities through encouraging housing delivery and Transit Oriented Development (TOD), public open spaces and green zones in cities. In reality spatial transformation is very slow to move beyond theory. For this to change it is necessary for cities to realise that growth and development is dependent on sustainability and vice-versa and sustainability therefore has to be an integral part of the city's development paradigm and not only a part of its long term goals.

The IUDF describes the following challenges that prevent growth and economic prosperity while placing additional burden on land and resources as South Africa's current urban reality.

- The urban population is growing larger and younger;

- Urban centres dominate South Africa's economy
- Cities and towns have been shaped by the apartheid legacy
- Demographic, migration and settlement patterns have shifted toward urban areas
- A simplistic concept of a rural-urban 'divide' does not reflect the reality of rural-urban interdependency'.
- Urban resilience needs to be strengthened and adapt capacity to climate related hazards and disasters
- Urban Safety is a basic human right and public good

South African cities can be described as 'resource intensive' placing major pressure on natural resources without equal steps to maintain, manage and replenish. Policy level commitments to becoming more sustainable and resource efficient has not brought change at a sufficient pace. In order for cities to become resilient they need to be more resource efficient and deal with the challenges presented by for instance High Population Growth and Urbanisation; Energy and Electricity Usage; Access to Reliable Safe Water and Sanitation Services; Waste Generation & Transport and Mobility.

Population Growth and Urbanization

• The United Nations estimates that by 2030, 71.3% of the South African Population will live in urban areas, increasing to 80% in 2050. A great challenge is presented by the slow pace of formal housing delivery and land release under the pressure of the large housing demand that urbanisation together with previous exclusion presents. People are looking for opportunities in cities, but numerous challenges mean that the concentration of poverty in large urban areas is growing. There is a lack of sufficient social and rental housing. Access to affordable housing is limited by a shortage of well-located land and high property prices. This contributes to the proliferation of marginalized and disconnected settlements.

Energy and Electricity Usage

Eskom, the country's main electricity provider is under severe financial and political strain. It is struggling to keep up with demand while municipal debts are causing it extra financial woes. South Africa has lived through bouts of load shedding with damaging economic consequences. South Africa is struggling to fully shift its focus to development of alternative energy even though the country has committed to GHG reductions.

Energy by fuel Energy by sector 1% Electricity Residential Commercial Coal Industrial Petrol Transport 70% Diesel Government Jet Fuel Emissions by sector Emissions by fuel 2% Residential Electricity Commercial Coal Industrial Petrol Transport Diesel Government

Figure 5.2: Energy use and emissions for a typical metro

Source: SEA (2015)

While eight of South Africa's cities consume more than a third of the county's total energy, municipalities are reluctant to embrace alternatives as electricity sale profits are used to cross subsidise other municipal services. The transport sector is responsible for 70% of the energy consumption in cities, which translates to 38% of GHG emissions. Electricity is the largest emitter of GHG emissions as it is generated by coal. Residential and Commercial sectors are responsible for 16% of the energy used, but 32% of the GHG emissions. (SACN 2016:166-167)

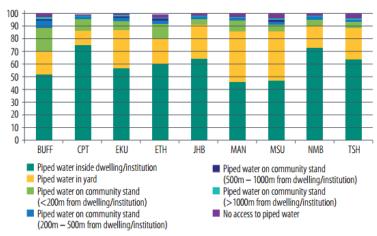
While cities stand to lose out on energy tariffs and oil import duties were renewables to grow substantially they have an opportunity to play a major role as a leader in this field as the savings opportunities would make a considerable impact and provide substantial demand for alternative industry development.

Access to Reliable Safe Water and Sanitation Services

Most recently droughts throughout the country have made South Africans sit up and notice water as a scarce and critical resource. In major cities, the middle class and up take safe clean drinking water for granted, while large numbers of South Africans still collect water from communal taps and share communal pit latrines within marginalised areas on the outskirts of these metros. Water restrictions across the country and critical levels of major dams made the importance of water slightly more difficult to ignore. In times of drought the country's unmaintained infrastructure also comes under scrutiny as government demands citizen's cooperation to curb their water usage while potable water gushes from burst municipal mains and pollution of natural rivers and wetlands by big industry are ignored.

Even though the last 20 years has seen the biggest increase in the number of people that can access safe drinking water the provision of sanitation services is lacking. Further, there is inadequate access to public ablution facilities in public places, where these are either privately controlled or not maintained becoming no-go zones from a safety perspective. Quality sanitation services for all are critical to ensure the health and dignity of citizens and the quality and cleanliness of natural resources in and around cities. (SACN 2016:178-183)



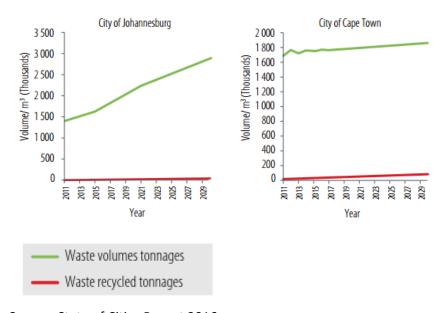


Source: SALGA/WRC (2014)

The threat of future water scarcity demands that greater attention be paid in the present to the management of water related services, the approach of the city to service provision and maintenance, as well as citizen's role in water use and conservation. Spatial transformation such as densification and public service upgrading alongside improved inclusivity of human settlements will benefit water and sanitation service management, if this resource's efficiency is aggressively pursued.

Waste Generation and Recycling

Due to increased urbanisation the levels of waste generated in cities are increasing. While South African cities are grappling with landfill sites that are filled to capacity, a large amount of waste produced is not managed and does not even reach an overextended landfill site. Waste management is an essential municipal service, but in cities dealing with high levels of informality in commercial and housing districts, more creative solutions to waste management will need to be found to protect public health, the environment as well as the people's perception of the quality of city spaces.



Source: State of Cities Report 2016

Recycling breakdown

Waste voumes tonnages

Waste recycled tonnages

Waste recycled tonnages

Cans

Metal

Cardboard

Figure 5.7: Recycling figures for the City of Cape Town

Source: State of Cities Report 2016

Recycling initiatives has somewhat reactively been pushed forward in big cities with mixed results, but recycling rates remain shockingly low in all cities. Recycling initiatives by municipalities has however contributed to an increased demand for waste products and a greater variety of products produced from post-consumer recycled materials. Waste is a resource that can provide economic opportunities while reducing environmental pollution and improving the quality of cities, if managed well.

Transport and Mobility

Transport in South African cities is predominantly orientated towards private car use. The greatest percentage of South Africans make use of public transport to get to work, of which part of this trip they need to walk. The second highest number of people travel by private car, although this number would be far lower if cities were designed for walking and low income communities were not situated on the outskirts of cities. (STATSSA, 2013) Due to the remnants of apartheid planning, poor people still have to commute long distances and pay high transport costs to get to where they want to go. Public transport services differ across cities. The larger cities have begun to overhaul their public transport services, but many challenges exist due to the disconnected sprawling nature of these cities.

Several municipalities are looking at Transit Orientated Development (TOD). A TOD is a type of development, which is focused around a public transport station or interchange and is characterized by a mixture of land uses (dwellings, workplaces, facilities, shops and services) and an accessible, walkable public environment. These types of development will help to restructure the city and redress dysfunctional socio-spatial patterns. The 2011 National Development Plan called for TOD principles to be employed more widely. TOD's can create economic opportunities as a direct result of situating people close to business and opportunity.

Green Infrastructure

Some of the inherent issues with resource inefficiency can be addressed with a move toward Green Infrastructure. The current thinking in city design tends to reflect an older style of engineering thinking in which every problem can be solved by some human structure to control nature. This often means that open green spaces are thought of as secondary compared to development and progress. For example, natural rivers systems are turned into concrete channels to help speed storm water away (which creates problems downstream) and free up more land for building development. Green spaces are not seen as adding value to the city and it is very difficult to put a monetary value to it, although new systems are being developed to help with that problem.

A large problem that faces cities in South Africa is that the infrastructure development has not kept pace with the population growth in urban areas and is currently over-stressed and in some cases beyond their

intended service life. To build all the required infrastructure the traditional way would require a very large amount of time and resources, Green infrastructure can provide the same services at lower initial costs and with increasing benefits over time.

Planning for green infrastructure is making its way into city policy documents with Johannesburg, eThekwini, Cape Town and Tshwane, incorporating design ideas that incorporate, use, encourage and protect green spaces in the city to promote a more resilient and sustainable framework in the city. These involve developing existing green spaces and expanding and networking them together to form a city-wide system to make use of existing infrastructure, meet health requirements, address social concerns and deal with the impacts of climate change.

3.5 Legislation, Policies and strategies

South Africa has a range of legislation, policies and strategies to guide integrated planning:

- National Development Plan 2030
- White Paper on Local Government (1998)
- Municipal Systems Act (no 32, of 2000)
- National Environmental Management Act
- Spatial Planning and Land Use Management Act

This legislation provides principles for integrating and aligning government plans in:

- Spatial Development Frameworks (SDF)
- Integrated development Plans (IDP)
- Built Environment Performance Plans (BEPP)
- Long term vision and city development strategies (e.g. Tshwane 2055, JHB Corridors of Freedom)

These plans provide the platforms to integrate public and private sector investment, addressing specific issues specific to region it serves. The responsibility for developing and implementing these plans are at a municipal scale with significant potential for public participation to ensure interventions ultimately align with the needs of the communities it will serve.

4 Green Star Sustainable Precincts

4.1 Eligibility

Space Use

Set out below are the building classifications as defined by the NCC 2016 Building Code of Australia – Volume One. Effort has been made to find a correlated description from the Occupancy and Building Classifications as set out in the South African National Building Regulations and Building Standards Act No. 103 of 1977.

First, each class is set out according to the NCC, these descriptions are then followed by a reference to the South Africa standards description.

Class 1: one or more buildings, which in association constitute—

- a) Class 1a a single dwelling being
 - i. a detached house; or
 - ii. one of a group of two or more attached dwellings, each being a building, separated by a fireresisting wall, including a row house, terrace house, townhouse or villa unit; or
- b) Class 1b —

- i. (i) a boarding house, guest house, hostel or the like—
 - A. with a total area of all floors not exceeding 300 m2 measured over the enclosing walls of the Class 1b; and
 - B. in which not more than 12 persons would ordinarily be resident; or
- ii. 4 or more single dwellings located on one allotment and used for short-term holiday accommodation, which are not located above or below another dwelling or another Class of building other than a private garage.

Class 2: a building containing 2 or more sole-occupancy units each being a separate dwelling.

Class 3: a residential building, other than a building of Class 1 or 2, which is a commonplace of long term or transient living for a number of unrelated persons, including—

- a) a boarding house, guest house, hostel, lodging house or backpackers accommodation; or
- b) a residential part of a hotel or motel; or
- c) a residential part of a school; or
- d) accommodation for the aged, children or people with disabilities; or
- e) a residential part of a health-care building which accommodates members of staff; or
- f) a residential part of a detention centre.

RSA: Class 1 – 3 refers to residential uses, which, in the South African code is classified as: H2, H3, H4 and H5

Class 4: a dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building.

Class 4 is excluded from the Space Use requirements as set out in the Communities Guidelines.

Class 5: an office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.

RSA: A similar classification in the SA code is covered by G1

Class 6: a shop or other building for the sale of goods by retail or the supply of services direct to the public, including —

- a. an eating room, café, restaurant, milk or soft-drink bar; or
- b. a dining room, bar area that is not an assembly building, shop or kiosk part of a hotel or motel; or
- c. a hairdresser's or barber's shop, public laundry, or undertaker's establishment; or
- d. market or sale room, showroom, or service station.

RSA: A similar classification in the SA code is covered by A1

Class 7: a building which is—

- a. Class 7a —a carpark; or
- b. Class 7b for storage, or display of goods or produce for sale by wholesale.

RSA: No direct comparative classification for Class 7a is set out in the SA Code, and Class 7b best relates to F3.

Class 8: a laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale, or gain.

RSA: The closest related description for this use in the SA code is category B3

Class 9: a building of a public nature—

- a) Class 9a a health-care building, including those parts of the building set aside as a laboratory; or
- b) Class 9b an assembly building, including a trade workshop, laboratory or the like in a primary or secondary school, but excluding any other parts of the building that are of another Class; or
- c) Class 9c an aged care building.

RSA: Class 9 in the NCC seem to refer to buildings of a public nature, and in the SA code this is covered by: E2, E3 and E4.

Spatial Differentiation

No changes to the current requirements

Conditional Requirement

Projects must meet the Conditional Requirement as set out in CREDIT 28 Sustainable Sites. The project must not be subject to the NEMA Act, or alternatively have an approved Record of Decision from the department.

Timing of Certification

No changes to the current requirements

4.2 Implementation & Re-certification

Green Star Sustainable Precincts - Certification and Recertification

Green Star – Sustainable Precincts requires projects to maintain a valid rating throughout their lifetime, until the plan for development is fully built out. The certification process for Green Star – Sustainable Precincts requires an Initial Certification, and subsequent **Recertification** at 5 (five) year intervals until the plan for development is fully built out. If the project is not recertified within these 5-year intervals the rating will expire.

If your project build out programme is somewhat longer than 5 years or 5 year multiples, the GBCSA will accept 6 or 7 years as an acceptable period - this is to be agreed on a project-by-project basis via Technical Clarification.

The Recertification process consists of three types of checks:

- 1. **New credits check** new credits that were not submitted at the Initial Certification stage require complete assessment to verify compliance with the credit criteria.
- 2. **Revised/updated credits check** where project details have changed (i.e. physical changes to the design or changes in design methodology) and compliance with the credit criteria needs to be reaffirmed.
- 3. Unchanged credits check no check required.

Costs

Recertification registration - R15,000 (including VAT)

- **New credits check** R5,000 (including VAT).
- Revised/updated credits check R2,500 to R5,000 (including VAT) depending on the extent of the change/update.
- Unchanged credits check RO.

Fees are subject to annual increases

4.3 Credit Overview

GOVER	NANCE		28
	Credit	Credit Name	Points
	GOV-1	Green Star Accredited Professional	1
	GOV-2	Design Review	8
	GOV-3	Engagement	6
	GOV-4	Adaptation and Resilience	4
	GOV-5	Corporate Responsibility	3
	GOV-6	Sustainability Awareness	2
	GOV-7	Community Participation and Governance	2
	GOV-8	Environmental Management	2
LIVEAB	ILITY		22
	Credit	Credit Name	Points
	LIV-9	Healthy and Active Living	5
	LIV-10	Community Development	4
	LIV-11	Sustainable Buildings	4
	LIV-12	Culture, Heritage and Identity	3
	LIV-13	Walkable Access to Amenities	2
	LIV-14	Access to Fresh Food	2
	LIV-15	Safe Places	2
ECONO	MIC PROSP	PERITY	21
	Credit	Credit Name	Points
	ECON-16	Community Investment	4
	ECON-17	Affordability	4
	ECON-18	Employment and Economic Resilience	2
	ECON-19	Education and Skills Development	3
	ECON-20	Return on Investment	2
	ECON-21	Incentive Programs	2
	ECON-22	Digital Infrastructure	2
	ECON-23	Peak Electricity Demand Reduction	2
ENVIRO	ONMENT		29
	Credit	Credit Name	Points
	ENV-24	Integrated Water Cycle	7
	ENV-25	Greenhouse Gas Emissions	6
	ENV-26	Materials	5
	ENV-27	Sustainable Transport and Movement	3
	ENV-28	Sustainable Sites	2
	ENV-29	Ecological Value	2
	ENV-30	Waste Management	2
	ENV-31	Urban Heat Island	1
	ENV-32	Light Pollution	1
	INNOVATIO	NC	10
	Credit	Credit Name	Points
	INN-33	Innovation	10
	= No chang	es to the credit	
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		anges to the credit	
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4.4 Credit by Credit – Governance

Refer to the table on the next page for a Credit-by-Credit evaluation of the Governance Category.

GOV-1	Green Star Accredited Professional			
GOV-2	Design Review			
GOV-3 Engagement				
GOV-4	Adaptation and Resilience			
GOV-5	Corporate Responsibility			
GOV-6	Sustainability Awareness			
GOV-7	Community Participation and Governance			
GOV-8	Environmental Management			

Credit	Title	Aim of the Credit	Credit Criteria Summary	Compliance Requirements	Definitions	Guidance	Documentation Requirements	No. of Points No. of Points Points Available Achieved confin	to be Reasons for changes/Summary	GBCA Concluding Comments
GOV-01	Green Star SA AP	To recognise projects that recognise or recognise of the	L34 goals is available where a does that A. According Professional (CS-S- S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-S-	1.3 Con (1) grant is avoided when it does that it does not be the project from the transfer of the project from the project f	CO Program - definition no longer applicable. CO Program - definition no longer applicable consistence of the construction of	13. Asper the Green Star Communities v.1.1 Schmission Guidelines	13. Additional Supporing Boomeries, Copy of General Encounter Thousands Art Confliction Proceedings of Confliction Art Confliction	1	It is no contact reference, the GEA's (Sieven Building Counted in Americal CVP Registerine, The GEA's GEA's GEA's search of the Counter	AGREED WITH GREA
GOV-02	Design Review	To encourage and recognise projects that undertake a design	2.0 Design Review Requirements	Design Review Requirements as per the Green Star Communities v1.1 Submission Guidelines	2.0 As per the Green Star Communities v1.1 Submission Guidelines	2.0 Last paragraph: Green Star does not require a specific design review meeting to be held for the sole purpose of a Green Star – Communities project submission. In most cases, the regulatory design review processes and panels that are required by government organisations	2.0 Additional Supporting Documents As per the Green Star Communities v1.1		2.0 More relevant references for South Affrica.	AGREED WITH GBCA
		review process designed to facilitate sustainable urbanism.		1.3.1 Modelly Design Nursion in the Messales and Project Process 1. a per that Green Genomination of Scientific Association disables so 1. A Most can design review meeting must be held prior to the submission of a disablesquared Application. Site Development Plan (DOF) (or multiple with an inventor approximation and analysis. This is responsiblely of the applicate the origina and implement the design reviews of 2.3.2 Companion of the design November and Content of Landson and Association Content of Landson and Association Content of Landson and Landson of		regulatory relays processors and panels that are regulated by powerment or operations or companies, proceed that a latter Complainer for processors are not considered that the complainer, proceed that a latter Complainer for proceedings are not considered that the considered that the complainer of the complainers are not published by an extraction of the complainers are not that the complainers are not proceedings and the Complainers are City of Cape Tome Usban Design Policy going through the referent reviews and approvals by the City of Cape Tome.	Submission Guidelines			
			23.50 Planning and Layout to 4 points are suitable where the project's site planning and layout is subject to a design review process: 2 points are awarded for an in-bosse design review process. 3 points are awarded for a mixed design review process. 4 points are awarded for a felly independent design review process. 5 points are awarded for a felly independent design review process.	An year on Annexe Code Communities of a 1 Contention of Annexe on Annexe A payer the Green Star Communities of a 1 Contention Code Intention A payer the Green Star Communities of a 1 Contention Code Intention A payer the Green Star Communities of a 1 Soldenium Code Intention A payer the Green Star Communities of a 1 Soldenium Code Intention A payer the Green Star Communities of a 1 Soldenium Code Intention Code Intention A payer the Green Star Communities of a 1 Soldenium Code Intention A payer the Green Star Communities of a 1 Soldenium Code Intention A payer the Green Star Communities of a 1 Soldenium Code Intention A payer the Green Star Communities of a 1 Soldenium Code Intention A payer the Green Star Communities of a 1 Soldenium Code Intention A payer the Green Star Communities of a 1 Soldenium Code Intention A payer the Green Star Communities of a 1 Soldenium Code Intention A payer the Green Star Communities of a 1 Soldenium Code Intention A payer the Green Star Communities of a 1 Soldenium Code Intention A payer the Green Star Communities of a Soldenium Code Intention A payer the Green Star Communities of a Soldenium Code Intention A payer the Green Star Communities of a Soldenium Code Intention A payer the Green Star Communities of a Soldenium Code Intention A payer the Green Star Communities of a Soldenium Code Intention A payer the Green Star Communities of a Soldenium Code Intention A payer the Green Star Communities of a Soldenium Code Intention A payer the Green Star Code I	As per the Green Star Communities v1.1 Submission Guidelines As per the Green Star Communities v1.1 Submission Guidelines	2.1. Additional Reference Documents — Act No. 16 of 2015 point Planning and stand Use Management Act, 2013 — Coy of Cape Town Musicipal By-Laws, 2015 (or applicable municipal By-Laws based on project location) 2.1. Additional Reference Documents	Additional Supporting Documents As per the Green Star Communities v1.1 Submission Guidelines 2.2 Additional Supporting Documents	4	2.1 Granges in the documentations required, in line with the charged requirements for achieving enriemum points. 2.1 Changes in the documentations required, in line with the charged requirements for achieving enriemum.	AGREED WITH GBCA
			Up to 4 points are available where the project's urban design is subject to a design review process: 2 points are awarded for an in-house design review process. 3 points are awarded for a mixed design review process. 4 points are awarded for a fully independent design review process.			- In addition to the documentation listed in the Sulmission Guidelines, project team may also use the Department of Cooperative Overameae and Traditional Affairs' Integrated Urban Design Framework (IUDF); City of Cape Town Urban Design Policy: Sep 2013	A copy of the outlined Review Methodology compiled by the panel chair -CV's of the 2 panel members not serving as the chairperson		points	AGREED WITH GBCA
GOV-03	Engagement	To encourage and recognise projects that develop and implement a comprehensive, project specific stakeholder engagement strategy early in the planning process.	13. Stakeholder Engagement Stakegy Speletis are available when the project has a Stakeholder Engagement Strategy prepared in accordance with the specified sequirements.	1. Stakeholder Engigeness toorings or properties. In Stakeholder Engigeness tooring properties in continues with the core valued the interestinated industriation for health of enginess or managements of the continues of the properties in continues or managements of the properties or managements of the stakeholder or managements or managements or the properties in accordance with 1.1 to 3.1. 1.1.1.1.1.1.2. Strategy mentions contained a continue continues of the properties in accordance with 1.1 to 3.1. 1.1.1.1.1.2. Strategy mentions contained accordance in accordance from the properties of the accordance in accordance in accordance in the accordance from the properties of the accordance in the accordance for the properties of the accordance in the accordanc	3.1 As per the Green Star Communities v.1.1 Submission Guidelines	13. In the reconstitution of the control of the con	1.1 Additional Supporting Document - EIA Public Participation Documents	3	3.1 Project team may elect to use whether the IAPS Sochem Antife disables or the Gastrein Public Publication of the Castrein Publication of the Castrein Publication of the Castrein Publication Pu	
			Strategy Implementation 3 additional points are available where 3.1 has been achieved and there is ovidence that the Stakeholder Engagement Strategy is being implemented and formal monitoring, evaluation and according in the holes undertaken before the property of the property	1.3 As part the Green Star Communities vt. 1 Submission Guidelines	3.2 As per the Green Star Communities v1.1 Submission Guidelines	3.2 'As per the Green Star Communities v1.1 Submission Guidelines	3.2 As per the Green Star Communities v1.1 Submission Guidelines	3	3.2 No changes	AGREED WITH GBCA
GOV-04	Adaptation and Resilience	To encourage and recognise projects that are resilient to the impacts of a changing climate and natural disasters.	convenient depth habites enderstates. Jacobies are scaled herve a project specific Climate Adaptation Nam (CAP) has been developed in accordance with a recognised standard; large and accordance with a recognised standard; and constant the same accordance with a recognised standard	4.1 Mayor the Green Star Communities v.1.1 Schemisson Guidelines	4.1 As per the Green Star Communities v.l. 1. Submission Guidelines	A Climiter Scenarios (Serindo Ricos) A Comment of the Operation Serindo (Serindo Acustino Climite Acustino Climite Serindo (Serindo Acustino Climite Serindo (Serindo Acustino Climiter)) A Companion of the Operation of the Operation Serindo (Serindo Acustino Serindo (Serindo Acustino Serindo (Serindo Acustino Serindo Serindo Serindo (Serindo Acustino Serindo Serindo Serindo (Serindo Acustino Serindo Serindo (Serindo Acustino Serindo Serindo (Serindo Serindo Serindo Serindo Serindo Serindo (Serindo Serindo Serindo Serindo Serindo Serindo Serindo Serindo Serindo (Serindo Serindo Serindo Serindo Serindo Serindo Serindo Serindo Serindo (Serindo Serindo (Serindo Serindo Ser	4.1 As per the Green Star Communities v1.1 Submission Guidelines	2	A. A Microsof south African effectivene document have been listed with the applications to pasted in review the his coefficience application to the found African Act, and so cred its in compiled by a suitability applied and believed. The ears will be on the said professional to use the correct Olded Circulation Models (DCMs) which is a suitable of the said of t	AGREED WITH GBCA
			4.2 Community Resilience 2 points are available where, prior to the occupation of any habitable building on the project site, a project-specific Community Resilience Plan (CRP) has been developed that addresses preparation, during- and post- discater communication, safety, and response	4.2 As per the Green Star Communities v.1.1 Submission Guidelines	4.2 As per the Green Star Communities v1.1 Submission Guidelines	4.2 Additional Reference Documents - No. 57 of 2002: Disaster Management. Act, 2002 - Act No. 16 of 2015: Disaster Management Armandment Act 201	4.2 As per the Green Star Communities v1.1. Submission Guidelines	2	4.2 Additional reference added	AGREED WITH GBCA
GOV-05	Corporate Responsibility	To encourage and recognise projects with a project applicant that has corporate responsibility as a core value.	5.1 Corporate Responsibility 1 point is available where the project applicant has a corporate responsibility policy and reports publicly against it annually.	5.1 As per the Green Star Communities v1.1 Submission Guidelines	5.1 As per the Green Star Communities v1.1 Submission Guidelines	5.1 As per the Green Star Communities v1.1 Submission Guidelines	5.1 As per the Green Star Communities v1.1 Submission Guidelines	1	S.1 No changes	AGREED WITH GBCA
			13 Seatheriship Reporting year 2 polient are vanishie where the project applicant where the seather seather seather seather seather seather where the seather seather seather seather seather seather 12 points of comprehensive E2 points applicant.	\$2.5 assembling Reporting Use to not D) points we sworted where the project applicant understates Scatariability Reporting annually in compliance with the GIB Internative Reporting Clarifoldines or to him (or left, "), and in activations with one of the following was three alternate primary: A. The Compliance of the	3.3 As part the Green star Communities v.2.1 Sedomation Guidelines	S.2 Additional Inference Decuments - Eng IV	Additional beganing Documents for 3. Sustainability Report Foundation of commitment from the Confirmation of commitment from the confirmation of commitment from the confirmation of commitment from the confirmation of commitment security and commitment security commitment security commitment for commitment commitment commitment security commitment commitment commitment security commitment commitmen	2	As the wind the diet is assistantiating obtained are applicable to be them African, it was flagged adving a 150 are available part for lings down as just been serviced point that for good down as just been desired part for a level file. Level there was concern with regards to sender entitle being able to achieve be asset part of the creatment of the part of the control of the part	ADMED WITH GREA

Cred	dit Title		Aim of the Credit	Credit Criteria Summary	Compliance Requirements	Definitions	Guidance	Documentation Requirements	No. of Points No. of Points Points to be Achieved Confirmed	Reasons for changes/Summary	GBCA Concluding Comments
GOV	7-06 Sustai Aware		To encourage and recognise those projects that enhance knowledge and understanding of its sustainability attributes.	1 point is available where a Community Users' Guide is developed for, and provided to all project occupants. The Community Users' Guide must also be publicly available.			6.1 As par the Green Star Communities v1.1 Submission Guidelines	6.1 As per the Green Star Communities v1.1 Submission Guidelines	1	6.1 No changes	AGREED WITH GBCA
				6.2 Sustainability Education Facility 1 point is available for the provision of physical sustainability education facilities on the noniert side	6.2 As per the Green Star Communities v1.1 Submission Guidelines	6.2 As per the Green Star Communities v1.1 Submission Guidelines	6.2 As per the Green Star Communities v1.1 Submission Guidelines	6.2 As per the Green Star Communities v1.1 Submission Guidelines	1	6.2 No changes	AGREED WITH GBCA
GOV	Partici	ipation and prantice	To encourage and recognise projects that establish mechanisms for community participation in management	7.1 Community Facility Management 1 point is available where a community led entity is responsible for the management and/or coordination of at least one community facility	7.1 As per the Green Star Communities v1.1 Submission Guidelines		7.1 As per the Green Star Communities v1.1 Submission Guidelines	7.1 As per the Green Star Communities v1.1 Submission Guidelines	1	7.1 No changes	AGREED WITH GBCA
		i	arrangements for facilities and programs.	7.2 Community Program Management 1 point is available where a community lad entity is responsible for the management and/or coordination of at least one community program or service.	7.2. As per the Green Star Communities v.1.1 Submission Guidelines	7.2 As per the Green Star Communities v1.1 Submission Guidelines	7.2 As per the Green Star Communities v1.1 Submission Guidelines	7.2 As per the Green Star Communities v1.1 Submission Guidelines	1	7.2 Ne changes	AGREED WITH GBCA
GOV		nomental gament	To encourage and recipies the adoption of the adoption of formal encouragement encoura	Is peint in available where all contributes with a contract used or 9-memory 100 billion have as will be 5000 billion for the same of 1000 billion have as will be 5000 billion for the same of the sa	endors, must meet the accordation requirement. Contraction with a continued contract value of "55 miles 2000 million or less are excluded. 1.1.8 & 1.1.3 Ap par the Green Star Communities v.1.5 definision Guidelines 1.2.4 Exclusive million of the contraction		2.3. Technomout Management Plan William Commission of Assertion Control on C	ALA Information (1) unitine amounts to be registed with 24850 million. The registed with 24850 million.		All the filing paid of the centrel requires the absopposed connection with context amounts one of 50 millions. All context are the context of the context o	AGREED WITH GRECA
				Management Plan (EMP) for construction works.	8.3.1-Apr the Clear Size Communicate vs.15-Schmission Guideline 3.3.1-Apr the Clear Size Communicate vs.15-Schmission Guideline 3.3.1-Apr the Promission Clear Communicate vs.15-Apr the Communicate Vs.		The detection Cape Conformation Management Plan Guidelines has been investeded at the support and the property of the Conformation of the Conformation of the Conformation of the Conformation of the Conformation of the Conformation of the This does not however mean that projects count use an alternative palaries to understain the empower of the Conformation of the Conformation of the Conformation of the Report States of the Conformation of the Conformation of the Property Conformation of the Conformation of the Conformation of the Third Conformation of the Conformation of the Conformation of the Third Conformation of the Conformati	Management Plan Guidelines in the development of a project-specific EMP-NSW Environmental Management System Guidelines references to be replaced with the Western Cape Environmental Management Plan Guidelines		Albourn Market. The Wilcolam Cape (MP Guidelines are already in use and stipulated in other Green Star SA, electrical Milensul.	

4.5 Credit by Credit – Liveability

Refer to the table on the next page for a Credit-by-Credit evaluation of the Liveability Category.

LIV-9	Healthy and Active Living
LIV-10	Community Development
LIV-11	Sustainable Buildings
LIV-12	Culture, Heritage and Identity
LIV-13	Walkable Access to Amenities
LIV-14	Access to Fresh Food
LIV-15	Safe Places

Credit	Title Aim of the Credit	Credit Criteria Summary	Compliance Requirements	Definitions	Guidance	Documentation Requirements	of Points No. of Points Points to be callable Achieved Confirmed	Reasons for Changes/Summary	GBCA Concluding Comments
LIV-09 Heal	thy and Active To encourage and recognise projects that promote healthy and active living.	O. Minimum Requirement. Footpaths To be eligible for points in this credit, projects must provide footpaths in line with the project' street hierarchy.	9.0 Minimum Requirement - Footpaths The project must be provided with footpaths in accordance with the requirements of 9.0.1 to 9.0.4.	Best practice standards — for the purposes of this	9.0 MINIMUM REQUIREMENT - FOOTPATHS (9.0) AMCORD Requirements: The followingle a cummary of the AMCORD requirements for footpath-	9.0 As per Green Star V1.1 Communities Submission Guidelines	0	9.0 Under Guidance in the Submission Requirements the existing Table 9.	O AGREED WITH GBCA
Cwii	active living.	the project' street hierarchy.	9.0 Minimum Regulrement-Toolpaths The people must be provided with hospaths in accordance with the regulrements of 9.0.1 to 9.0.4. This people must be provided with hospaths in accordance with the principles codified in the Fusional Accordance (ACCORDANCE) code for a National Most Fusional Accordance (ACCORDANCE) code for a National Most Fusional Code for production and Englisher words to applied the Code for production and Englisher words to applied the Code for production and Englisher words to produce the Code for production and Englisher words to produce the Code for production and Englisher words and Code for production and C	credit the default standards for open space	providing. SA National NMT Facility Guidelines (2014): The table is a summary of the SA National design criteria for pedestrian walkways.			summarising the AMCORD requirements have been replaced with a new 'Table 9.0 Characteristics of Street Types and Pedestrian Walkway Provision' and includes changes to terminology. The changes serve to provide localized guidance.	
			pedestrian facilities (see Guidance). This Code for pedestrian facilities must be applied to all development types.	for open space planning in NSW have been identified as the best	Table 9.0 Characteristics of Street Types and Pedestrian Walkway Provision			provide localized guidance.	
			All other Compliance Requirements as per the Green Star Communities v1.1. submission guidelines	practice standard for Australia and for South	Function Class Description Speed Lane width (m) Min Effective Walkway Design requirement				
				Africa. Footpaths - Generally	(km/h) width (m) (3)				
				refered to as 'walkways' in the South African context -	4s. Converceial collector (XIX) universit, sheping contrast streets, suchiny splines and industrial distribution 1 3-3.5m lanes 1,5-2.0 Wellmany on both sides of the writer 1 1,5-2.0 Wellmany on both sides of the writer 1 3-2.0 Wellmany on both s				
				Areas and streets exclusively for pedestrians	Special Section				
				or where non-motorised traffic and pedestrians have	Accessed Transfer and public transport) Accessed Wildows are one side.				
				priority.	5 Dr. Residential Cool street 40 b 5 Sin read-sky two na Profestives one read-sky No. Residential Cool street 40 b 5 Sin read-sky two na Profestives one read-sky No. Residential Cool street 40 b 5 Sin read-sky two na Res				
					Ga. Pedestrian Priority Street 15 3.0 - 5.0m 1.2-2.5 Pedestrian priority without the need for road markings				
					6 Defension Priority Street 15 30 - 5.0m 13.2.5 melectrisis priority without the model of the priority Street no. 1.0 12.2.5 Cher Wolff of the prioritine Ga. Prefension Child street no. 1.0 12.2.5 Cher Wolff often permitted				
		9.1 Active Lifestyle 2 points are available where the project site has been designed and built to	9.1 As per Green Star V1.1 Communities Submission Guidelines		9.1 As per Green Star V1.1 Communities Submission Guidelines	9.1 As per Green Star V1.1 Communities Submission Guidelines	2	9.1 No changes have been made, this credit has been accepted as is.	AGREED WITH GBCA
		promote an active lifestyle, through well designed walking paths and cyclist facilities.							
		9.2 Recreational Facilities 2 points are available where all habitable buildings have easy access to both a	9.2 As per Green Star V1.1 Communities Submission Guidelines		9.2 As per Green Star V1.1 Communities Submission Guidelines	9.2 As per Green Star V1.1 Communities Submission Guidelines	2	9.2 No changes are proposed for credit 9.2 Recreational Facilities. It is suggested that the guidelines provided by the Australian Communities tool be followed until an equivalent local standard has become available.	AGREED WITH GBCA
		local park and at least one publicly accessible sports facility.							
		9.3 Healthy Places 1 point is available where 9.1 and 9.2 have both been achieved, and the	9.3 As per Green Star V1.1 Communities Submission Guidelines		9.3 As per Green Star V1.1 Communities Submission Guidelines, except, include under the heading	9.3 As per Green Star VT.1 Communities Submission Guidelines	1	9.3 An additional reference has been added under Additional Information namely the City of Cape Town Urban Design Policy (2013), as further localised reference for credit 9.3 Healthy Places.	AGREED WITH GBCA
		development has been designed and built in line with holistic and active and healthy living principles.			STANDARDS AND GUIDELINES Additional information			localised reference for credit 9.3 HealthyPlaces.	
					City of Cape Town (2013), Urban Design Policy.				
LIV-10 Com Deve	imunity To encourage and recognise elopment projects that engage in and	10.0 Minimum Requirement Community Development Plan To be eligible for points in this credit, a Community Development Plan for the project community must be developed and implemented.	10.0 As per Green Star V1.1 Communities Submission Guidelines	Include after COMPLIANCE REQUIREMENTS, before	10.0 Include under the heading GUIDANCE, a new heading:	10.0 As per Green Star V1.1 Communities Submission Guidelines	0	10.0 Adefinition of Community has been added in order to focus the scope of the credit. A reference to the Governance Credit 03 has been	AGREED WITH GBCA
	elopment projects that engage in and facilitate the development of the project's community.	project community must be developed and Implemented.		GUIDANCE, a new heading	SYNERGY WITH OTHER CREDITS IN THE RATING TOOL			scope of the credit. A reference to the Governance Credit 03 has been added under 'Synergy with other Credits' with an explanation of what the connection between these credits are. The reference already exists in the	
				DEFINITIONS	Engagement & Community Participation and Governance			Governance section, but questions raised by Pilot Project representative made it clear that it will be useful to make this cross reference again	5
				Community - the relevant stakeholders who impact or are impacted by the	Facilities or programs that would benefit from management by a community entity could be identified through the stakeholder engagement process outlined in the Engagement credit. It is anticipated that the mechanism for the management by a community entity would be included in the Community			under Livability Credit 10.	
				project, for example, residents, business	the microanisms for the management by a community entity would be included in the Community Development Plan as outlined in this credit.				
		10.1 Community Development Officer	10.1 As per Green Star V1.1 Communities Submission Guidelines	representatives, education representatives.	10.1 As per Green Star V1.1 Communities Submission Guidelines	10.1 As per Green Star V1.1 Communities Submission Guidelines	1	10.1 No changes have been made, this credit has been accepted as is.	AGREED WITH GBCA
		1 point is available where a Community Development Officer is employed to implement the Community Development Plan for the project.							
		10.2 Community Group	10.2 As per Green Star V1.1 Communities Submission Guidelines	+	10.2 As per Green Star V1.1 Communities Submission Guidelines	10.2 As per Green Star V1.1 Communities Submission Guidelines	1	10.2 No changes have been made, this credit has been accepted as is.	AGREED WITH GBCA
		I point is available where a community group is established and contributes to the implementation of the Community Development Plan.							
		10.3 Community Events	10.3 As per Green Star V1.1 Communities Submission Guidelines	-	10.3 As per Green Star V1.1 Communities Submission Guidelines	10.3 As per Green Star V1.1 Communities Submission Guidelines	1	10.3 No changes have been made, this credit has been accepted as is.	AGREED WITH GBCA
		1 point is available where free community events are facilitated and supported.							
		10.4 Community Information 1 additional point is available where at least two of the first three initiatives are	10.4 As per Green Star V1.1 Communities Submission Guidelines	1	10.4 As per Green Star V1.1 Communities Submission Guidelines	10.4 As per Green Star V1.1 Communities Submission Guidelines	1	10.4 No changes have been made, this credit has been accepted as is.	AGREED WITH GBCA
		undertaken and 'community information' is made directly available and distributed to the community.							
LIV-11 Sust	alnable Buildings To encourage and recognise projects that deliver sustainable	11.1 Certified Non-residential Buildings Up to 4 points are available based on the percentage of all buildings in the project	11.1 As per Green Star V1.1 Communities Submission Guidelines	EDGE - (Excellence in Design for Greater Efficiencies).	11.1 As per Green Star V1.1 Communities Submission Guidelines	11.1 As per Green Star V1.1 Communities Submission Guidelines	4	11.1 No changes have been made, this credit has been accepted as is.	AGREED WITH GBCA
	buildings and energy efficient homes designed and constructed to meet the changing needs of occupants across their lifetime.	If I consequent experiments an experiment of the percentage of all buildings in the project site, which are eligible to be certified using the Green Star SA suite of building rating tools or another compilant environmental rating tool, that achieve a certified rating							
	meet the changing needs of occupants across their lifetime.	certified rating							
		11.2 NatHERE and Liverable Housing Australia Certified Residential Buildings Up to 4 points are available based on the percentage of dwellings in the project	11 - 2 MATHURS AND LINURE ENCURENCE AUSTRALIA. Up to four (1) points are awarded based on the procentage of all dwellings on the project site, which	1	11.1 & 11.2 CALCULATION OF POINTS Example Points Calculation - Certified Non-residential buildings (11.1) Homestar (11.202)	11.2.1 Residential buildings - NathERE Rating - Multi Unit Residential (MURT) or EDGE rating		11.2 It is proposed that the credit be adapted to the local context by making up to 4 points available based on the percentage of dwellings in the project site that achieve a Green Star SAMulti Unit Residential rating	AGREED WITH GBCA
		site, which are eligible to be certified using the Green Star SA Multi Unit Residential rating tool or the EDGE rating tool.	achieve a certified rating in accordance with 11.3.1 and 11.3.2 Points are awarded on a pre-rata- bacis (see Guidance) when both 11.3.1 and 11.3.2 are achieved. No partial points are available when		A development has 20 building: (<u>dwelling for Homostar</u>) eligible to be certified using homostar or the Green Star SA suite of building rating tools or another compilant environmental rating tool.	Prior to construction: - A commitment from the project applicant that they will seek to have dwellings		the project site that achieve a Green Star SA Multi Unit Residential rating or an EDGE rating. The application of the Green Star SA Multi Unit	
		a. Have achieved a Natiffficating of 7 stars or more: and	only one requirement is met- 11. 2.1 MatHERS Rating		suite of building rating tools or another compliant environmental rating tool. Example Points Calculation - NatHERS and Livable Housing Australia (11.2)-Green Star SA Multi Unit Besidential	Prior to construction: -A commitment from the project applicant that they will seek to have dwellings designed and constructed to achieve. 244418EE states of 1 stars or more MURIT rating with a minimum of a points achieve under EME of or an EDIC rating and -Project documentation that supports the implementation of the project applicant's commitment.		the project site that achieve a Green Star TAMAIII Unit Residential ratios or an IDER rating The application of the Green Star SAMAII better Residential root betrips; credit 1.1 also line with credit 1.1.1 the option for rejoccts to apply the IDER rating to rob desiling units in the project makes this credit applicable to projects that have a variety of seeling years on the project site. The near proposed credit is also alleged with pages on the project site. The near proposed credit is also alleged with the project of the pr	
		Housing Dorigo published by I to able Neuring Australia. Which are offished to be confident upon the Groon Care Malifi Unit Design - No. 1	has the first training of 7 chare or greater. 11.2.2 It in the first training of 2 chare or greater.					types on the project site. The new proposed criteria is also aligned with the way the credit is approached in New Zealand.	
		tool, or EDGE rating tool, or other compliant environmental rating tool.	The project team must demonstrate that the oligible dwellings in the project site have achieved confidention from Lingble Neuring Australia.		rating or EDGE rating. Advestignment has 125 dwellings and of those dwellings et achieves trouble Housing Australia- development has 125 dwellings and of those dwellings after an apartment block with 30 units achieve a Green Star SAMulti Journ Resident at larging and a development with 10 dwellings achieve an EDGE rating. In 1644 1 dwellings have	Asite plan showing the progress to date, and showing all completed dwellings: Assummary of which dwellings have achieved a rating of 7 stars or more. \(\) (BY rating)		The benchmark for Energy saving in the EDGE tool ensures an improvemen over the SANS10400 standard that is equivalent to four points under the	4
					achieved a rating. Points are awarded as follows: (calculation remains the same)	Learning constructions. A still plan showing the progress to date, and showing all completed dwellings: A summary of which dwellings have achieved a sategood "Later common-MURT rating faith a minimum of 4 points under PIN-01) or an EDEC rating and A commitment from the project applicant that they will continue to seek to have		ENE 01 credit in Green Star SA. It would thus be required of projects that target the Green Star SA Multi Unit Residential rating to achieve a	
			11.2 CERTIFIED RESIDENTIAL BUILDINGS Up to four (4) points are awarded based on the percentage of all dwellings on the project site, which		STANDARDS AND GUIDELINES	MURT rating (with a minimum of 4 points achieved under ENE-01) or an EDGE rating.		minimum of four points in the ENE 01 credit in order to align it with the EDGE tool requirement.	
			achieve a ratingin accordance with 11.2.1 Points are awarded on a pro-rata basis. 11.2.1 Compliant Building Rating Tools Building ratin tools that can be used for demonstrating compliance include:		Referenced documents The following documents are referenced in this credit: Green Star SA Rating Tools, Green Ruilding Council of Australia, www.gbcca.org.aw.Green Building Council of South	After construction: - A summary of how many dwellings have achieved a rating of 7 stars or more MURT rating (with a minimum of 4 points achieved under ENE-01) or an EDGE rating, and			
			Building rating tools that can be used for demonstrating compliance include: A. The Green Star SA Multi Unit Residential Tool with a minimum of 4 points achieved under ENE-01 B. The EDGE ratination.		Africa, www.gbcsa.org.za	For those dwellings completed, provide a copy of the Natifiers MURT or EDE rating conforming configuration of the Natifiers MURT or EDE rating contificate(s). Where the amount of dwellings contificate(s) where the amount of dwellings contified would be continued.			
					EDGE Buildings, https://www.edgebuildings.com/	-For those dwelling: completed, provide a copy of the Nationa NURT or DIGE rating certificate(s). Where the amount of dwellings certificate(s). Where the amount of dwellings certificate would result in excessive amounts of documentation, confirmation from HEMES the GESCA/MURT or from the CBCSA (EDGE) of the number of dwellings certified certifications achieved for the			
					Additional information Additional information can be found in the following documents:	project site will be accepted.			
					Ageing and Life Course, Family and Community Health (2007), Global Age Intendty Cities: A Guide, World Health- Crypnication Geneva				
		11. 2NZ Homestas (NZ Projects only)	11 2NT HONESTAR NY PROJECTS CRUV). I'll to be four fit points are awarded based on the personance of all dwellings on the project site, which	-	wassamy yesses to Frontices autoingly standard Juliu	Delete 11.2.2 & 11.2NZ.1 Homestar in full		11.2NZ This credit was written exclusively for projects in New Zealand, therefore it can be removed.	AGREED WITH GRCA
		op on points are available ascending on the percentage stall dwellings in the project site, which are eligible to be contilled using the Homestar rating tool, that which is a rating of 6.5 tars or emaker.	Lip to four (f) points are awarded based on the percentage of all dwellings on the project site, which achieve a rating in accordance with 11 2NZ 1. Points are awarded on a pro-rate basis. 11 2NZ 1. Homostar Ratins.					inevenue it can be removed.	
			he project team must demonstrate that the eligible dwellings in the project site have achieved a Homestar rating of 6-ther or greater.						
LIV-12 Culti	ure Heritage and To encourage and recognise	12.1 Understanding Culture, Heritage, and Identity	12.1 As per Green Star V1.1 Communities Submission Guidelines	As per Green Star V1.1 Communities Submission	12.1 As per Green Star V1.1 Communities Submission Guidelines	12.1 As per Green Star V1.1 Communities Submission Guidelines	1	12.1 No changes have been made, this credit has been accepted as is.	AGREED WITH GBCA
Iden	ure Heritage and To encourage and recognise projects that celebrate and incorporate the heritage, culture and historical context of the project	12.1 Understanding Culture, Heritage, and Identity I point is available where the culture, heritage, and identity of the project site has been researched and interpreted as part of the master planning process.		Communities Submission Guidelines					
	and historical context of the project site, supporting communities and places with the development of a sense of place and identity.	1							
	sense of place and identity.								
		12.2 Enhancing Community Culture, Heritage, and Identity	12.2 As per Green Star VT.1 Communities Submission Guidelines	4	12.2 As per Green Star VI.1 Communities Submission Guidelines	12.2 As per Green Star V1.1 Communities Submission Guidelines	2	12.2 No changes have been made, this credit has been accepted as is.	AGREED WITH GBCA
		2 additional points are available where the interpretation of the culture, heritage, and identify of the							
		project site informs the design of the project in a way that strengthens cultural and heritage connections, and contributes to building a strong local identity.							
LIV-13 WSB	kable Access to To encourage and recognise enities projects that celebrate and	13.1 Walkable Access to Amenities	13.1 As per Green Star VI.1 Communities Submission Guidelines	As per Green Star V1.1 Communities Submission	13.1 As per Green Star V1.1 Communities Submission Guidelines	13.1 As per Green Star V1.1 Communities Submission Guidelines	2	13.1 No changes have been made, this credit has been accepted as is.	AGREED WITH GBCA
Amo	incorporate the heritage, culture	2 points are available where all habitable buildings on the project site have walkable access to a diverse number of amenities.		Communities Submission Guidelines					
	and historical context of the project site, supporting communities and places with the development of a sense of place and identity.								
	sense of place and identity.								
	l .	l	J	I	I	ı	1 1	I	1

Credit Title	Aim of the Credit	Credit Criteria Summary	Compliance Requirements	Definitions	Guidance	Documentation Requirements	No. of Poir Available	nts No. of Points a Achieved	Points to be Confirmed	Reasons for Changes/Summary	GBCA Concluding Comments
LIV-14 Access to Fresh Food	To encourage and recognise projects where occupants have access to fresh food within walking distance of where they live or work.	14.1 Access to Fresh Food 1 point is available where all habitable buildings are within a walkable distance to a source of fresh food	14.1 As per Green Star VT.1 Communities Submission Guidelines	As per Green Star V1.1 Communities Submission Guidelines	14.1 As per Green Star VI.1 Communities Submission Guidellines	14.1 As per Green Star V1.1 Communities Submission Guidelines	1			14.1 No changes have been made, this credit has been accepted as is.	ACREED WITH GBCA
		14.2 Local Food Production 1 point is available where the project has a strategy to integrate productive tandscape within the landscape objectives for the project site.	14.2 As per Green Star V1.1 Communities Submission Guide lines		14.2 As per Green Star V1.1 Communities Submission Guidelines	14.2 As per Green Star V1.1 Communities Submission Guidelines	1			14.2 Although 14.2 might be challenging for projects to achieve, no changes were made to the criteria as this credit remains relevant. The Pilot process will allow the level of difficulty of this credit to be tested in practice.	AGREED WITH GBCA
LIV 15 Safe Places	and redevelopment takes into	To be eligible for this credit: -All tunnels and underpasses within the project site must have end-to-end visibility; and	15.0 As per Green Star VI.1 Communities Submission Guidelines	As per Green Star V1.1 Communities Submission Guidelines	13.5 As per Green Star VV. I. Communities Authnission Guidelines	15.0 As per Green Star VI. 1 Communities Submission Guidelines	0			15.0 No changes have been made, this credit has been accepted as is.	ACRED WITH GREA
		The Teology for Safety	St. 1 & per Green Star VI. 1 Communities Schmissten Guide lines		This is part to commentate to decapt, add under COMMINIONATION CONTINUES Project sealing in achieve critical and through GECAL and shows are formed to the City of Cope Trans. Design Project sealing in achieve critical and through GECAL and shows are discharged in a characteristic and an analysis project sealing in achieve critical project sealing in achieve and an analysis project sealing in a characteristic project project sealing in achieve project pro	(3.1 As per Green Star V1.1 Communities Schmissten Guidelines	2			18.1 The enry changes to this credit are mist projects seeding to achieve critification through Clack and his make reference the City of care critical control of the critical control of the critic	ACRES WITH COCK

4.6 Credit by Credit – Economic Prosperity

Refer to the table on the next page for a Credit-by-Credit evaluation of the Economic Prosperity Category.

ECON-16	Community Investment			
ECON-17	Affordability			
ECON-18 Employment and Economic Resilience				
ECON-19	Education and Skills Development			
ECON-20	Return on Investment			
ECON-21	Incentive Programs			
ECON-22	Digital Infrastructure			
ECON-23	Peak Electricity Demand Reduction			

6-16 Community To encourage and recognise						No of Police No. of Police	No of Robots To	
	Credit Criteria Summary Credit Criteria Sub-Paths	Compliance Requirements	Definitions 16.1 As our the Green Star Communities v1.1. submission quidelines	Guidance CALCULATING PARTIAL POINTS (16.1.47/6.1.5)	Documentation Requirements 16.1 % our the Green Star Communities v1.1, submission quidelines	Available Achieved	No. of Points To Be Confirmed Reasons for Changes/Summary 16.1 The motivation for the processed changes within this credit was to bring	GBCA Concluding Commen
Investment those projects that make optional investments in	4 boilts are available based on the level of investment in community infrastructure, demonstrated in accordance with ONE of the following compliance pathways:	16.1.1 - 16.1.4 - as per the Green Star Communities v1.1 Submission Guidelines 16.1.5. Residential Infrastructure Investment	16.1 As per the Green Star Communities V1.1. submission galaxies	Partial points are awarded according to the level of optional investment in community infrastructure.	10.1 As per the Green size Communicies v1.1. submission guidelines	•	the required investment amount in line with the South African context.	AGREED WITH GREA
infrastructure for the benefit of the community	It a The infrastructure investment provided is at least \$4000 910 000 per residential dwelling or	Four (4) points are awarded if the dollar amount of community infractor ture investment possisfed is		Points are awarded on a linear scale capped at #1000 R10 000 per residential dwelling and #22 780 per meter square for non-residential for the maximum 4 points available.			Six methodologies were considered for the conversion of the investment amounts into more appropriate Rand-values.	
<u> </u>	b. The infrastructure provided is at least \$32,850 per square meter of non-residential space	valued at > £4000 R10 000 per residential dwelling. Partial points are awarded on a linear scale for investments less than £4000 R10 000 per residential dwelling.					The accepted methodology linked the required investment amounts with	
		Calculation for Partial Points:		For Gazings: A project with a community infrastructure investment of £400 BBTS per dwelling would achieve 0.35 point, (EEE/cross 957/1000 x 4 ~ 0.35): A project with a community infrastructure investment of £400 Bit 350 per dwelling would achieve 0.5 point, (EEE/cross 1.550 per dwelling would achieve 0.550 per dwelling would achieve 0.5 point, (EEE/cross 1.550 per dwelling would achieve 0.550 per dwelli			average house prices.	
		Calculation for Partial Points: Value of Investment Amount divided by 4000-10 000 multiplied by 4 = number of points achieved.		to A project with a community infrastructure investment of \$500 R1 250 per dwelling would achieve 0.5 point. (500/1000 to 1250/1000 to 4 = 0.5):				
		16.1.6 Non-residential Infrastructure Investment Four (4) points are awarded if the dollar amount of community infrastructure investment provided is valued at a £23.980 per square metre of non-residential space.		white Charles 4250 1000 at a 2.5				
		valued at a \$23,980 per square metre of non-residential space. Partial points are awarded on a linear scale (see Guidance) for investments less than \$23,980 per square.		would achieve 2.0 points, (14/22 40/60 x 4 = 2.0); and				
		metre of non-residential space.		x A project with a community infrastructure investment of \$4.40 R16 per meter square for non-residential would achieve 0.8 points, \$4.440 16/80 x 4 = 0.8\$.				
		Recertification 4 points are available based on the level of investment in community infrastructure, where investment						
		provided is at least \$4000 R10 000 per residential dwelling or at least \$32 R80 per square metre of non- residential space.						
	Innovation Challenge:							
	delivery of community infrastructure which focuses on community cereanic and usage rather the traditional	1						
	Incontrol Collecting. The GAAC GOLD, who date the to work with project foams in developing an approach to approach to recognise the sollevery of community informations with finances on community specimens and sage rainer from the traditional approach maked as the support correlations. It is desirable uppercased to desirable uppercase desirable understand the service and community specimens are supported to desirable uppercase desirable understand to community preferences, appraisation and exhall scape patterns.	4						
17 Affordability To encourage and recognise	17.1 Residential Affordability Strategies	17.1 Selected changes are proposed to align the language used with South African terminology:	17.1 As per the Green Star Communities v1.1. submission guidelines	17.1 As per the Green Star Communities v1.1. submission guidelines	17.1 As por the Green Star Communities v1.1. submission guidelines	4	17.1 'Affordability is a complex issues in the South African context, and	AGREED WITH GBCA
projects that provides	4 points are awarded where at least two residential affordability strategies are implemented for a proportion of the total residential area delivered as part of the project	Under 17.1.2 point a) Providing a diversity of less of sizes to support housing diversity, and a mix of					extensive research was required in order to determine suitability of the credit content.	
affordability deliver affordability strategies for or as apart of housing and/or		denoting with increased density near activity contries; Under 17.1.2 point) Providing a proportion of housing the serven and dwellings to the market at an affordable purchase price for two tronderstate income households;					It was determined that the Department of Human Settlements are currently	
business premises This credit has three separate		affordable purchase price for low to moderate income households;					It was dotermined that the Department of Human Sottlements are currently involved with an ongoing process to draft, circulate and approve a "White Papes on Human Sottlements" and the Human Sottlements. Act Once those documents are in place, these policies and logislation will provide Local	
compliance pathways, only one of the pathways can be								
one of the pathways can be selected.							Housing strategies. Plant of the process will then require all Local Authorities to develop and implement appropriate by-laws. Implementation of which will fall under the	
							Spatial Land Use Management Act.	
							Minimal changes to terminology as contained in Section 17.1 Residential Affordability Strategies were required. The essence of the credit is however	
							Affordability Strategies were required. The essence of the credit is however acceptable and retained.	
	17.2 Non-Residential Affordability Strategies 4 points are awarded where at least two non-residential affordability strategies are implemented for a proportion of	17.2 As per the Green Star Communities v1.1. submission guidelines of	17.2 As per the Green Star Communities v1.1. submission guidelines	17.2 As per the Green Star Communities v1.1. submission guidelines	17.2 As per the Green Star Communities v1.1. submission guidelines		17.2 No further investigations were required for the non-residential and mixed affordability strategies as set out in the Green Star Communities v1.1.	s- AGREED WITH GBCA
	the total non-residential area delivered as part of the project						submission guidelines and were therefore retained as is.	
	17.3 Mixed - Affordability Strategies 4 points are awarded where as part of the project: - at least one residential affordability strategy is implemented for	17.3 As per the Green Star Communities v1.1. submission guidelines or	17.3 As per the Green Star Communities v1.1. submission guidelines	17.3 As per the Green Star Communities v1.1. submission guidelines	17.3 As por the Green Star Communities v1.1. submission guidelines		17.3 Changes were necessary to bring the credit in line with South African legislation. References to the Australian National Construction Code (NICC) was	AGREED WITH GBCA
	a proportion of the total residential area; and - at least one non-residential affordability strategy is implemented for proportion of the total non-residential area.	78	Residential stock - all Class 1, 0 and 3 residential dwellings as defined by the National Construction Code (NCC) National Building Regulations and Building Standards Act No	Additional documentation to be referenced in "Standards and Guidelines" section on Page 197: NCC. (2016). Building Code of Australia, Votume 1.			replaced with reference to the South African National Building Regulations and Building Standards Act. No. 103 of 1977 (as amended).	1
			Construction Code (NICC) National Building Regulations and Building Standards Act No 103 of 1977 (as amended), within the boundaries of the project site.	Keuter, Mt. (1998). National Building Regulations and Building Standards Act No. 103 of 1977.			and the same of th	
			Non-residential stock — all other building classes, as defined by the NCC South African National Building Regulations and Building Standards Act. No. 103 of 1977 (as	Department of Trade and Industry, Draft Amended Financial Sector Code 2016, Government Notice No. 257, Government Gazette, No. 39818, 17				
			National building regulations and building Standards Act. No. 103 of 1977 (as amended), within the boundaries of the project site	March 2016				
-				Department of Human Settlements. Republic of South Africa. (2015). Towards a policy foundation for the development of Human Settlements Legislation. V2.0.1 November 2015.				
18 Ameliament To recover and account	181 levosso in Loral lebs	18.1 Introducini mai labs	18.1 As per the Green Star Communities v1.1. submission audolines	Eugeration, VZ.0.1 November 2015. 18.1 terrespon in Innal Inho.	18.1 As per the Green Star Communities v1.1. submission audiclines		18.1 Through extensive engagement with industry experts, only minor changes	ACSETO WITH CRE'A
and Economic projects with local and	18.1 Increase in Local Jobs. 1 point is available when projects can demonstrate that the plan for the development will result in a not percentage nonzero in the number of job generated in local area	go 18.1.1 - 18.1.3 - as per the Green Star Communities v1.1 Submission Guidelines			The same part was an owner about Additional States V s. 1. Additional Special States	. [18.1. I Procupi extensive engagement with reductiv coperts, only minor changes were proposed in order to bring specific references to economic/Industry classifications and building regulations in line with South African legislation.	A STATE OF THE STA
Resilience diverse employment apportunities	management of the generalist of the generalist of the second	Proposed changes to selected items under:		Employment Opportunities. Employment audible in the local area is calculated based on Census data from the Australian Bureau of Statistics Statistics Statistics Statistics Statistics Statistics Statistics Statistics and inclusion of any major employment changes since the most recent Census, such as closure or opening of major local employers or employment changes since the most recent Census, such as closure or opening of major local employers or employment or expension of the control of the con			cassuscansors and ownering regulations in line with south African legislation.	
		18.1.4 The Economic Study must cover at least the following items:		or employment centres.				
		h. Current mix of employment apportunities by #807500 SIC codes.		ANDER Codes The Australian and New Zealand Standard Industrial Chardination (ANZSC) was jointly developed by the Australian Bureau of Statistics and Statistics New Zealand to make it codes to compare leducing statistics between the han countries and with the cost of the andri. The 88/255 code				
				Statistics New Zealand to make it easier to compare industry statistics between the two countries and with the rest of the world. The ANZSI' code are related to the BIC code used by the Australian Taxation Office (ATO) to identify the main industry of each business and are used to determine.				
				the class of industry that a particular job belongs to				
	18:2A - Diverse Local Employment - Performance Pathway	18 2A As per the Green Star Communities v1.1. submission guidelines	18.2A As por the Green Star Communities v1.1. submission guidelines	18: 2A As per the Green Star Communities v1.1. submission guidelines	18.2A Diverse Local Employment	1	18.2A Only minor changes required to bring it in line with South African terminology. References to the ANZSIC code replaced with the South African term: SIC	AGREED WITH GBCA
	Up to 1 point is available where: The proportion of the job demand from the project is serviced locally at the time of the project's completion is 80!	es es			•An Economic Study including: - 5 yearly employment projections and implementation program:		terminology. References to the ANZSIC code replaced with the South African term: SIC	
	or more; and There is a diverse offering of employment availability with at least 15% of jobs in the <i>local</i> area from Type A.				 Syourly imployment projections and implementation program: Calculation of employment generated by the project and the project's level of performance against the Credit Criteria benchmarks; Estructs from the latest consus data used in the analysis; 			
	industry sectors and with no more than 50% of all jobs in the local area from Type B industry				Employment rates and unemployment rates (current status and trends): Location of employment types (existing and proposed):			
_					 Local Authority documentation demonstrating that areas (e.g. sites, locations) of employment generation are consistent with those used in Economic Study calculations; and 			
	18.2B - Proximity to Major City - Prescriptive Pathway	18.28 Proximity to a Major City	10.70	18.28 As par the Creen Star Communities v1.1. submission guidelines	- Current mix of employment opportunities by ARCSIC SIC sectors. 18.2B As per the Green Star Communities v1.1, submission guidelines.		18 28 Due to a lack of appropriate referencing material identifying an accepted	d AGREED WITH GBCA
	TIBLES - Proceeding to Major CITy - Proceedings within Sum of the boundary where the project is located within Skin I point is available where the project is located within Skin of the boundary where the project is located within Skin of the boundary of the designated Central Business District (CBD) or Commercial Core of a major city	18.28.1 As per the Crosen Star Communities v1.1, submission guidelines 18.28.2 The project team must verify the major city designation against the current list of Major Citios.	Major City - the 20 Major Cities in Australia as outlined in the "State of Australian Cities	The Last Par Section Control and Control	10.20 Aspet the Green All Contribution V. I. Martinani guadenna		definition of a Major City in the South African context, minor changes were recommended only for clarification purposes.	PORTED WITH GROOM
	or the boundary or the designation contrast business (business (business can be or a major buy	from the most up to date publication from the Department of Infrastructure and Transport the definition of a Major City as defined in the "State of Australian Cities 2014-2015" as having a cooulation of 100 000	2014-2015' a Major City is considered to be a city with a population of 100 000 or more				recommended only or commenter per point.	
	18.20 - NOC Class-Occupancy or Building Classification mix - Prescriptive Pathway 1 point is available where the project has no Class 1, 2, 2 or 1 residential dwellings included, as defined by the	In the Constitution	18.2C As per the Green Star Communities v1.1: submission guidelines	18.2A As per the Green Star Communities v1.1. submission guidelines	18-3C NCC Class Mile Occupancy or Building Classification		18.2C Changes were necessary to bring the credit in line with South African	AGREED WITH GBCA
	1 point is available where the project has no Class 1, 2, 2 or 4 residential dwellings included, as defined by the Various Construction Code National Building Regulations and Building Standards Act No 103 of 1977 (as amended).	INITIAL ANTIFICIATION (COLUMN AND COLUMN) CARROLL AND COLUMN AND C		18.2 Als per the Circus Test Communities v.1.1 submission guidalines Additional documentation to be informated in "Standards and Guidalines" section on Page 20th Chandard tedudral Usualination of all Economies, Extribute (EX) Severim Editions' Standards South Milica Protectic Standards South Africa, 2012 Milica Protectic Standards South Africa, 2012	18.2.C MCC Claus MA: Occupancy or Building Classification. Documentation indicating the use classes of buildings in the project. Evidence must show that there is no Class 1, 2.2 or 1 dwallings, as defined by the National Building Regulations and Building Standards Act No 103 of 1977 (as National Evaded Construction Code), residential buildings as per the National Building Regulations and Building Standards Act No 103 of 1977 (as		18.2C Changes were necessary to bring the credit in line with South African legislation References to the Australian National Construction Code (RCC) was replaced with Forderone to the South African National Building Regulations and Building Standards Act. No. 103 of 1977 (as amended).	1
		Construction Code (NCC), residential buildings as per the National Building Regulations and Building Standards Act No 103 of 1977 (as amended) within the project site boundaries.		Standard Industrial Classification of all Economic Activities (SIC) Seventh Edition/ Statistics South Africa, Pretoria: Statistics South Africa, 2012	amended) in the project site.		Building Standards Act. No. 103 of 1977 (as amended).	
		Recertification As per the Green Star Communities v1.1. Cuideline with the exception of the following changes:		National Treasury, Otios Support Programme - Framework Document - Final Draft (January 2012)				
		As per the Green Star Communities v1.1. Guideline with the exception of the following changes: under sub-heading 18.2 Employment Resilience, revise point C as follow:		John, L. (2012). Secondary cities in South Africa: The start of a conversation. The Background Report. March 2012. South African Cities Network				
		C. NCC class miss Occupancy or Building Classification mix						
		And further down in the same section, revise as follow: 18.2C NCC Class was Occupancy or Building Classification Mix						
		18.20 NOC Close miss Occupancy or Building Classification Mix. For this pathway projects must have no Class 1, 2, 2 or 1 residential dwellings, as defined by the National Construction Code (MCC) National Building logisations and Building Standards Act No 103 of 1977 ps						
		conclusions date pack reasonal building Negations and building Standards ACI No 103 of 1977 gls amondod, within the project size boundaries. The alternative pathways available to demonstrate compliance at recertification are detailed below:						
		Where this compliance pathway has been awarded in the previous Certification and no changes have						
<u>- </u>		been made to the class mis building types of the plan for development that would impact this pathway,						
		been made to the <u>data match</u> undring types of the plan for development that would impact this pathway. the Compiliance Requirements for 18.2C NOC Class ANA Occupancy or Building Classification Mix can be considered to be met.						
19 Education and To encourage and recognise Skills projects that have access to	19.1 Higher Education Facilities One (1) point is awarded where at least two qualifying higher education facilities are located within 10km of the	been made to the class relic usliding types of the plan for development that would impact this pathway, the Compliance Requirements for the 2 NACCESS AND Occupancy or building Classification this can be created not to be met. One (1) point is availed where at least two higher education facilities that medit the requirements of 19-1.1 are available to the project occupants in accordance with 19-1.2	19.1.1 As por the Croen Star Communities v1.1. submission guidelines	TEST Conditionation Types (purposed changes to the table as set our below) part of the Test Conditional Part part of the Test Conditional Part part of the Test Conditional Part	TR.1.1 As per the Communities Tool, with the exception of:	1	19.1.1 This credit makes significant reference to Yeigher Education', which in the South	AGREED WITH GBCA
provide a skills and industry	19.1 Higher Education Facilities One (1) point is awarded where at least two qualifying higher education facilities are located within 10km of the peopysitic centre of the project site or located so that they can be neached within a 45 minute commute by public transport.	bean made to the data-mis-classified types of the plain for development that would impact the pathway. The Compliance Sequements for \$1.2 Sequements for \$1.2 Sequements for \$1.2 considerable concepts on the conditional for the mid. (in (1) point is assisted on which as these 1 should be considered to the mid. (in (1) point is assisted on which as the control of the condition find little that ment the requirements or \$9.1.1 or assistant to the project ecopation in accordance with \$1.2 or \$1.2 condition for the project ecopation in accordance with \$1.2 conditions for the requirements of \$1.2 conditions for the project ecopation in accordance with \$1.2 conditions for the requirements of \$1.2 conditions for the project ecopation in accordance with \$1.2 conditions for the requirements of \$1.2 conditions for the project ecopation in accordance with \$1.2 conditions for the project ecopation in \$1.2 conditions for \$1.	19.1.1 As par the Croin Star Connecunities v1.1. submission guidelines	19.1.1 Gualification Types (suggested charges to the table as set out below) ###\$1.25 two Substituting as ###\$1.25 two Substituting as ###\$1.25 two Substituting as ###\$1.25 two Substituting as	19.1.1 Aupor the Communition Tool, with the exception of: Shadar "Initial Confficients" change the Entirely handlings as proposed: 19.1.1 Appear (Association Collision Collision 19.1.1 Appear (Association Collision Colli	1	TO 1.1 The first makes applicant inference to Vigine Execution, which in the food the second of the control of	AGREED WITH GROA
19 Education and To encourage and recognise projects that have access to further education and/or provide a skills and industry capacity development opportunities	It is impose discardior facilities. The Cipped Season of Control	bean made to the data-mis-classified types of the plain for development that would impact the pathway. The Compliance Sequements for \$1.2 Sequements for \$1.2 Sequements for \$1.2 considerable concepts on the conditional for the mid. (in (1) point is assisted on which as these 1 should be considered to the mid. (in (1) point is assisted on which as the control of the condition find little that ment the requirements or \$9.1.1 or assistant to the project ecopation in accordance with \$1.2 or \$1.2 condition for the project ecopation in accordance with \$1.2 conditions for the requirements of \$1.2 conditions for the project ecopation in accordance with \$1.2 conditions for the requirements of \$1.2 conditions for the project ecopation in accordance with \$1.2 conditions for the requirements of \$1.2 conditions for the project ecopation in accordance with \$1.2 conditions for the project ecopation in \$1.2 conditions for \$1.	19.1.1 As por the Green Star Communities v1.1. submission galdelines	General Grands G	bloder fieldal Curtification' change the following headings as proposed: 11 Liegan-dazarion facilities 14 Liegan-dazarion facilities 14 Liegan-dazarion facilities 15 Liegan-dazarion facilities 15 Liegan-dazarion facilities	1	African context refor to education mostly reserved for a very exclusive segment of the population. In order to ensure that this credit retains the original intent, slight revision to remove sensitive terminology is required.	AGREED WITH GROA
provide a skills and industry capacity development	The 1 table of Gardinin Facilities See Typing the searched where at least two qualifying highest selection facilities are located within 1 filter of the spropagatic control of the project title or located on that they can be reached within a 45 minute community by public transport.	bean made to the data-misk-staffing types of the plain for development that would impact this pathway. The Compliance Sequiments for \$1.2 Constant Recompany or Building Constants has contained to be met. On \$(1) point is asserted where at least two higher education facilities that meet the requirements of 19-1.1 are available to the project occupants in accordance with 19-1.2	19.1.1 As port the Green Star Communities v1.1. submission guidelines	Absociation in Advanced Sparse Absociation in Advanced Sparse According to the According to	Sinder Textilla Contification change the following headings as proposed: 11 14/44/4-16 Accordin Facilities 12 14/44/4-16 Accordin Facilities 13 14/44/4-16 Accordin Facilities 17 14/44/4-16 Accordin Facilities 17 14/44/4-1	1	African contact refer to education mostly reserved for a very exclusive segment of the population, in order to ensure that this credit retains the original intent, slight revision to remove senithive terminology is required. Person time the intensity of the receive was retained the removing all references to	AGRED WITH GRCA
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provide a skills and industry capacity development	The separation of colors One (1) perform the searches have at least two qualifying separa-electrion fluidition are located within 15km of the properties colors of the project cits or founded on that they can be reached within a 4-5 remade commute by public interspect.	been made to the disease-building legal of the pile for development that would impact this purhaus; the Compliance legal made to the Compliance and the Compliance an	19.1 1 August the Green Stat Communities v.1.1. submission guidelines	Level B Level B Level B Advanced Springer Level B Level B Advanced Level B Leve	Sinder Textilla Contification change the following headings as proposed: 11 14/44/4-16 Accordin Facilities 12 14/44/4-16 Accordin Facilities 13 14/44/4-16 Accordin Facilities 17 14/44/4-16 Accordin Facilities 17 14/44/4-1	1	African content refor to decarine monthy received for a very sections segment of the population. In order to remove that the creat relation the original intenst, sight revokes to remove sensitive terminology is coquired. Protecting the integrity of the credit was not shared by removing all references to higher decarino, and ensuring that a broader institutional approach was balan, reference to a welder range of is suching institutions and facilities were exceptional.	ACREED WITH CRICA
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provide a skills and industry capacity development	On the paper location of collision. One (C) grid or a searched when a fewer free grid programs about the facilities are sounded when a fewer free grid or the collect of the tray and the searched without of the collect or the collect of the tray and the searched without of communities by padds are controlled by padds.	Some make to the diseasement of law year of the plant of development that would impact those sharing consideration in milk in the IR. A cell development of inside year through the control of the IR. A cell development of IR. A cell developm		Security Sec	Such mission Confinition of steep the Dibbarrip bandings a proposed: 19 " Implied adulation Steel 19 " Implied Steel 19 " Impl	1	Afficus controlled rife for an Auditorion modify source and for a very sections supposed used. addit resident in streenes sensitive terroriologic integrated. Afficiently the integrated by the confidence of schiedering principal and confidence on the principal terroriologic sensitive and terroriologic information and the confidence on the confidence of the confidence of the confidence on technique of the confidence of the confidence of the confidence of the exceptional. It was also countral all to rife in South Afficient specific qualifications by pop. to resume local confidence appreciate.	AGRED WITH GRCA
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	t Credit Criteria Summary Credit Criteria Sub-Paths	Compliance Requirements	Definitions	Guidance	Documentation Requirements	No. of Points Available	No. of Points No. of Points Arbinard Sa Confess	Reasons for Changes/Summary	GBCA Concluding Comments
	Route 19.3 Industry Capacity Development	19.3.1 As per the Green Star Communities v1.1. submission guidelines	19.3:1 As per the Green Star Communities v1.1 submission guidelines	19.3.1 As per the Green Star Communities v1.1 submission guidelines	19.3.1 As per the Green Star Communities v1.1 submission guidelines	AVAILABIO 1	Achieved sel-constru	19.3.1 As per the Green Star Communities v1.1 submission guidelines. No	AGREED WITH GBCA
	1 point is awarded for investment in industry Capacity Development in the built-environment sustainability issues.	19.3.2 As per the Green Star Communities v1.1: submission guidelines	19.3.2 New Definition to Add:	19.3.2 As per the Green Star Communities v1.1 submission guidelines	19.3.2 As per the Green Star Communities v1.1 submission guidelines			changes recommended. 19.3.2 Additional definition identified in order to provide further clarification.	ACQCCD WITH CQCA
		17.3.2.Pa per uni cerent sun continuente v. i. adartitus in gassimus	Successful Completion as referred to under 19.3.2	17.22 Pages the desir and Commissions VI.1 substitution gardeness	17-22 Poper un oroni del Communica VIII additional godonna			on credit requirements.	PARTED WITH GREAT
			As a minimum projects will be required to provide:						
			- details of events - cross section of people; - number of people participated, etc.						
N Company of the Comp			With regard to the statement under 19.3.2 point c: 'resulted in an increase in the						
4			with regard to the statement order 1932 point. It receives in an increase in the application of more sustainable methods, processes or product* the GB2A did not provide any formal description of what this entails but the						
4			CRCA/CRCSA supported that it should be approached similar to innovation Cradits						
4			where projects are required to provide a weighted argument to demonstrate compliance i.e. evidence to show that skills development and training had been contention. CRSA to appear with project to identify another the pro-						
Return on To encourage and recognise	sise 20.1 Analysis of Direct Costs and Benefits	20.1 As per the Green Star Communities v1.1. submission guidelines	20.1 As per the Green Star Communities v1.1, submission guidelines	20.1 As per the Green Star Communities v1.1. submission guidelines	20.1 As per the Green Star Communities v1.1. submission guidelines	1		 Credit to remain as is, with the option of pursuing a CIR for South Africa specific methodologies or methodologies not yet specified. 	AGREED WITH GBCA
investment holistic methods to assess the return on investment in	in settingal investment itserv								
response to the sustainabili goals for the project	bility							Alternative methodologies are available to South African projects, and Clifs regarding methodologies not yet mentioned will be considered on a project specific basis.	
4	20.2 Analysis of Indirect Costs and Benefits	20.2 do nor the Cozen Star Communities vt 1 submission midulines	20.2 As per the Green Star Communities v1.1. submission guidelines					specific basis.	ACREED WITH CRCA
4	1 additional point is available where:	20.2 As per the Green Star Communities v1.1. submission guidelines	20.2 As per the Green Star Communities v1.1. submission guidelines	20.2 As per the Green Star Communities v1.1. submission guidelines	20.2 As per the Green Star Communities v1.1. submission guidelines	1		20.2 Credit to remain as is, with the option of pursuing a CIR for South Africa specific methodologies or methodologies not yet specified.	AGREED WITH GBCA
4	 a. Criterion 20.1 is achieved; and b. Where the analysis of the costs and benefits includes indirect costs and benefits 				Atternative methodologies are available to South African projects, and ORs regarding methodologies to yet mentioned will be considered on a project specific basis. Documentation projects might consider include:			Alternative methodologies are available to South African projects, and CIRs	
4					Cruywagen, H & the Association of South African Quantity Surveyors. 2016. Guide to Life Cycle Costing. Draft.			regarding methodologies not yet mentioned will be considered on a project specific basis.	
4					Department of Environmental Affairs and Tourism. 2004. Cost Benefit Analysis, Integrated Environmental Management, Information Series 8.				
4					Another document that might prove useful: 21.0 As per this Green Star Communities v1.1. submission quidelines				
Programmes To encourage and recognise projects that provide incentives to encourage	21.0 General Requirements - these relate to the compliance requirements set out in the Green Star Communities v1.1 submission guidelines - please refer to Column 23F for more detail.	Initial Cartification 21.0.1 General Requirements for Incentives	21.0 As per the Green Star Communities v1.1. submission guidelines	21.0 As per the Green Star Communities v1.1. submission guidelines	21.0 As per the Green Star Communities v1.1. submission guidelines			21.0 This credit required minor adjustment to reflect South African appropriate investment amounts, and to refer to specific location examples more appropriate to the South African context.	AGREED WITH GBCA
incentives to encourage sustainable practices that reduce the cost of living an	t	Bulliot point d: For example, providing rebates for project occupants in a community in Sydney Johannesburg for a store in Melbourne Cate Town is not considered reasonable.							
reduce the cost of living an working	and							In order to calculate South Africa relevant investment amounts, the same approach used in Credit 16: Community Investment was used. The investment	
4		They must be in addition to any local, state or federal local, provincial or national government programs or mandatory requirements in that state provincial or local area.						approach used in Credit 16: Community Investment was used. The investment approach used in terms of average residential value and the ratio used to convert for South Africa by multiplying it with South African average	
4		20.0.2 Calculation of Incentive Value						house price.	
4		20.0.2 Laccusatorion insortion values. Inconflivos are classified as anything that encourages sustainable practices that reduce the engoing cost of Fiving and working, and which is subsidized by the project applicant. Inconflives can include rebates, free items (under 4200 RS33), or reductions in the Recommended Retail Price (BRP) of Items through						The suggested South African investment amount was calculated based on a ratio between the originally suggested investment values of \$200 and \$750 respectively, and then applied to the South African incentive amount of R2000.	
4		free Items (under 4200 ISSI), or reductions in the Recommended Retail Price (RRP) of Items through bulk purchases or negotiation with suppliers.						respectively, and then applied to the South African incentive amount of R2000. The outcome of the assessment indicate that all reference to \$200 should be replaced with the locally appropriate investment amount of R512.	
4								replaced with the locally appropriate investment amount of RS32.	
4		The benefit of the incentive is quantified as an associated 46ths Rand value. The 46ths Rand value associated with the incentive will be the value of an item (these under 1240 ESS) provided for fise(), the value of a rebit							
4									
4		The project team must comply with the following regarding the calculation of incentive values: a. The relates or reductions offered must not exceed 70% of the SRP of the item for items over 2300 IESS. For example If an eligible fridge cost \$21000, the maintains relate or reduction allowed is \$17000.							
4		Items under 12th ISV may be officed for free							
4	21.1 Residential Incentives	 Incentives carnet be averaged to achieve the required benchmarks. For example providing \$22000 in rebates to 50% of dwellings is not considered equivalent to providing \$21000 to every dwelling. 22.1 Residential Incentives. 	21.1 'As per the Green Star Communities v1.1, submission guideline	21.1 'As per the Green Star Communities v1.1, submission guideline	21.1 'As per the Green Star Communities v1.1. submission guideline			21.1 This credit required only minor adjustment to reflect South African	ACREED WITH CRCA
4	1.1 is secuential incurrences. Up to 2 point are available to based on the provision of incertifives provided to encourage sustainable practices that teduce the ongoing cost of fiving and working, where the dollar value of incertifives provided is a \$250 per tesidential identifing.	Two (2) points are awarded where the deltar Rand value of incentives provided is a \$750 \$2000 per	21.1 As per tine cream star communities VI.1. submission galaceme	21.1 As par the Green size Communities V1.1 submission guidanne	21.1 As per une Green sur Communius VI.1. submission guidanne	2		2.1. This create required entry minor augustation to relate 1 south American appropriate investment amounts, and to refer to specific location examples more appropriate to the South African context.	AGREED WITH GOLA
4	reduce the origining cost of fining and working, where the dollar value of incentives provided is a \$1,000 per residential dwelling	recidential dwelling. For incentives of a losser value partial points are awarded on a linear scale. For example, where a projec						more appropriate to the south African context.	
4		applicant provides incentives with a combined value of \$1508,400 to each residential dwelling the points							
4		awarded would be calculated as follows: - #150/#750 R400/R2000 x 2 points available = 0.4 points							
4	21.2 Non-Residential Incentives Up to 2 points are available based on the provision of incentives provided to encourage sustainable practices that	21.2 Non-Residential Incentives Two (2) points are awarded where the deltas Rand value of incentives provided is ×24.816 per square	21.2 'As per the Green Star Communities v1.1. submission guideline	21.2 'As per the Green Star Communities v1.1. submission guideline	21.2 'As per the Green Star Communities v1.1. submission guideline	2		21.1 This credit required only minor adjustment to reflect South African appropriate investment amounts, and to refer to specific location examples	AGREED WITH GBCA
4	reduce the engoing cost of living and working, where the dollar value of incentives provided is a 44 R16 per square moter of non-existential space	meter of non-residential space.						more appropriate to the South African context.	
4		For incentives of a lesser value partial points are awarded on a linear scale. For example, where a project amplicant provides incentives with a combined value of \$2.0% per square motor of non-residential space.							
4		applicant provides incentives with a combined value of 42.98 per square motor of non-residential space, the points awarded would be calculated as follows: - 42.94 (88.916 x 2 points available - 1 point							
4									
4									
4									
Digital To encourage and recognise infrastructure projects that use digital	ise 22.1 High-speed Broadband A. Fibre-to-the-Premises (FTIP); or 1 point is available where habitable buildings are	22.1. A As per the Green Star Communities v1.1. submission guidelines	22.1.A As per the Green Star Communities v1.1. submission guidelines	22.1 A 'As per the Green Star Communities v1.1. submission guidelines	22.1.A 'As per the Green Star Communities v1.1. submission guidelines	1		22.1 A Credit to remain as is, no recommended changes.	AGREED WITH GBCA
infrastructure to create	provided with one of the following: B. Fixed wireless connectivity with minimum speeds of 25 16-	22.1.8 Fixed wireless systems must use technology, commonly referred to as LTE (Long Term Evolution) or 4G, to deliver high-speed broadband services to a fixed number of connections at a fixed cell	22.1.8 As per the Green Star Communities v1.1. submission guidelines	22:18 %s per the Green Star Communities v1.1: submission guidelines	22.1.8 Yes per the Green Star Communities v1.1. submission guidelines			22.1.8 Investigations on the suggested connection speeds (25-50Mbps) revealed that this referred specifically to a new service rolled-out by an	AGREED WITH GBCA
connection of individuals with other people, goods, services, and information.		boundary (coverage area), with minimum speeds of 3410-50Mbps/5-20Mbps.	Habitable Buildings Buildings classified in the National Construction Code (NCC) as Class 1 to 4. Class 7b					Australian service provider.	
services, and information.			Chace 8 or Chace 9 National Building Regulations and Building Standards Act No 103 of 1977 (as amended) as commercial or residential buildings.					Engagement with a South African industry expert provided insight into the non- availability of this line size in the local context, and more appropriate targets	
<u>/</u>								were identified.	
1								Even with the lowered line speed, there is still some concern that the issue of service and infrastructure availability that might lead to correlications for	
1								service and infrastructure availability that might lead to complications for projects. The Green Star Communities v.1. does however already provide for Alternative Compliance Methods to be considered on a project-by-project	
								basis, which is deemed sufficient.	
								Credit to remain as is, except for minor changes.	***************************************
	22.2 Wireless Local Area Network 1 point is available where a three Wireless Local 6 following:	22.2 As per the Green Star Communities v1.1. submission guidelines	22.2 "As per the Green Star Communities v1.1. submission guidelines	22.2 Ye por The Croen Star Communities v1.1. submission guidelines	22.2 Ya par tha Croin Star Communities v1.1. submission guidelines	1		Credit to remain as is, except for minor changes. 22.2 Credit to remain as is, no recommended changes.	AGREED WITH GROA
	t point is available where a free Wireless Local Area Notwork is provided at every activity centre in the project.	22.2 As per the Green Star Communities v1.1. submission guidelines	22.2 Yas per the Green Star Communities v1.1. submission guidelines	22.2 Augus Sta Creen Star Communities v.1.1. submission guidelines	22.2 Na par the Green Star Communities v.1.1 submission guidelines	1			AGREED WITH GBCA
	1 point is available whom a fire Wireless Local Area Notwork is provided at every activity centre in the project a. At a minimum, most the standard of 802,116 b. WH-Firest be accessible throughout 70% of activity centre:	22.2 Auger the Green Star Communities v1.1 submession guidelines	22.2 Yas per the Green Star Communities v1.1. submission guidelines	303 Augur the Green Star Communities v.1.1 submensor guidefree	22.) To per the Great Site Communities of 1 submission guidelines	1			AGREED WITH GROA
	t point is available where a free Wireless Local Area Notwork is provided at every activity centre in the project.	22.3 kpc the Grant Ster Communities v1.1 submission publifies.	22.2 No part the Green Star Communities v1.1. submission guidelines	223 Aujur the Green Star Communities v.1.1. submission guidabless	23.7 % per the Green fair Communities v.1.1. submission publishes	1			AGREED WITH GBCA
	point is available where a free Winnisos Local lease hathanck is provided at every activity control in the project. As a minimum, meet the standard of 802.1 for b. Will if must be accordable throughout 70% of activity control in a cut. - When Will It is provided release, a minimum of 2 general	22.2 As par the Great Star Communities v1.1 submission guidelines.	19.2 Th. par the Green Star Communities v. 1. 1. subminision guidelines	222.7 kg or the Green Star Communities v.S. submission guidelines	22.7 No par the Green-Star Communities v1.1. submission guidelines	1			AGREED WITH GRICA
	point is available where a free Winnisos Local lease hathanck is provided at every activity control in the project. As a minimum, meet the standard of 802.1 for b. Will if must be accordable throughout 70% of activity control in a cut. - When Will It is provided release, a minimum of 2 general	22.2 is per the Cross fact Communities of 1 submounting publishes.	22.3 This per this Green Mer Communities +1 1. submission guidelines	323 Augur Ru Grano Sar Connecestion v 1 1 submession guidelinia	23.7 %s per the Cerent flar Communities v1.1. submission galabilities	1			AGRED WITH GRICA
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4.7 Credit by Credit – Environment

Refer to the table on the next page for a Credit-by-Credit evaluation of the Environment Category

ENV-24	Integrated Water Cycle
ENV-25	Greenhouse Gas Emissions
ENV-26	Materials
ENV-27	Sustainable Transport and Movement
ENV-28	Sustainable Sites
ENV-29	Ecological Value
ENV-30	Waste Management
ENV-31	Urban Heat Island
ENV-32	Light Pollution

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Credit Title	Aim of the Credit	Credit Criteria Summary	Credit Criteria Sub-Paths	Compliance Requirements	Definitions	Guidance	Documentation Requirements	No. of Points No. of Points Points to Available Achieved Confirms	Reasons for Changes/Summary
Integrated Water Cycle	 To encourage and recognise best practice sustainable urban water management. 	Route 24A: Performance Pathway: Water Sensitive Urban Design	24A.1 - Stormwater Up to 2 points are available where it is demonstrated that the project	24A.1 Stormwater Up to 2 points are awarded where it is demonstrated that the project meets the requirements of		r Additional Information Some additional information sources specifically for South Africa:	24A.1 'As per the Green Star Communities v1.1. submission guidelines	2	Stormwater is a critical topic for the South African context. It is therefore important that project teams get encouraged to apply the requirements in
	,	Up to 7 points are available where potable	meets the following stormwater management objectives:	24A.1.1 to 24A.1.2	to any development on that property	WSUD For South Africa: Framework and Guidelines - www.wsud.co.za			the credit. From the research and stakeholder interviews it became clear
		water consumption is reduced, through the application of the principles of Water	Recurrence Interval (ARI) event discharge from the project site does not	24A.1.1 Stormwater Peak Discharge	Post- development condition - means the condition of any property	South African Guidelines for Sustainable Drainage Systems -			that the credit was too onourous for South Africa and it was suggested to break up the credit into achievable parts.
		Sensitive Urban Design (WSUD), when compared against a reference project.	exceed the pre-development peak ARI event dischage; and	24A1.1.1 The project must demonstrate that the post-development peak event stormwater discharg	after the conclusion of development thereon	www.wsud.co.za - Guidelines for Human settlement Planning and Design (The Red			Therefore whereas in Australia a project achieves 2 points for meeting all
		compared against a reference project.	based on the percentage reduction of sediment, phosphorus, nitrogen,	from the site does not exceed the pre-development peak even stormwater discharge, using the Average Recurrence Interval (ARI): specified in Table 26.1 the 1 year ARI AND 5 year ARI must both	All other definitions as per the Green Star Communities v1.1.	Book - Volume 1 and 2)			requirements, South African projects can get up to 2 points, depending on
			and litter in project runoff when compared to untreated runoff * Up to one point is available where the quantity of key pollutants	be addressed in the calculations.	submission guidelines	South African Water Research Commisson - Lightouse 1: Water Sensitive Design			if they are targeting quantity and quality seperately.
			discharged in site stormwater is limited, based on the percentage	24A.1.1.2 As per the Green Star Communities v1.1. submission guidelines		-			From the stakeholder interviews it was also a recommendation to address
			reduction of: - 0.5 points for sediment and litter in project runoff when compared to	24A1.2 Stormwater Quality		All other guidance as per the Green Star Communities v1.1. submission guidelines			the smaller storms as they cause severe damage to the direct surroundings. Therefore we included both the 1 and 5 year ARI to be
			untreated runoff.	24A.1.2.1 The following minimum reduction in total pollutant load from the developed part of the		audination guidence			addressed in the stormwater quantity requirements.
			 0.5 points for phosphorus and nitrogen in project runoff when compared to untreated runoff. 	project site must be achieved, when compared to untreated stormwater runoff: For 0.5 points:					
			,	80% reduction in total suspended solids; and 90% reduction in gross pollutants					
				For 0.5 points:					
				60% reduction in total phosphorous; and 45% reduction in total nitrogen.					
				24A1.2.2. MUSIC is an accepted modelling software to demonstrate reduction in pollutants discharged. The project must justify their inputs how it applies to South Africa.					
				24A.1.2.3. Where calculations are performed manually, the Australian WSUD Engineering Procedure - Stormwater (CSIRO, 2005) may be used. Projects are encourage to do this in parallel with the WSUI					
			24A.2 - Performance: Water Sensitive Urban Design	Projects are encourage to use the WSUD Guidelines for South Africa: Framework and Guidelines	24A. 2 - As per the Green Star Communities v1.1. submission		24A.2 'As per the Green Star Communities v1.1. submission guidelines	5	24A.2 No changes have been made, this credit has been accepted as is.
			Up to 5 points are available where it is demonstrated that potable water consumption of the project is reduced, through the application of the	(available from www.wsud.co.za) in parallel with the Australian WSUD Engineering Procedures.	guidelines				
			principles of Water Sensitive Urban Design (WSUD), when compared	24A.2.1, 24A.2.2, 24A.2.3 - As per the Green Star Communities v1.1. submission guidelines					
			against a reference project.						
		Route 24B: Prescriptive Pathway: Water	24B.1 - Alternative Water Sources – Public Open Spaces Irrigation	24B.1 As per the Green Star Communities v1.1. submission quidelines	As per the Green Star Communities v1.1. submission guidelines	24B.1 As per the Green Star Communities v1.1. submission	24B.1 As per the Green Star Communities v1.1. submission guidelines	1	24B.1 No changes have been made, this credit has been accepted as is.
		Management	1 point is available where all water used in public open spaces and		Note:	guidelines	,		
		Up to 4 points are available where it is demonstrated that the project applies best	public realm areas is sourced from non-potable water sources. 24B.2 - Alternative Water Sources - Buildings	24B.2 As per the Green Star Communities v1.1. submission guidelines	Alternative Water Sources includes reclaimed water; grey or black treated water. It excludes water from high-value water sources suc	h 24B.2 As per the Green Star Communities v1.1. submission	24B.2 As per the Green Star Communities v1.1. submission guidelines	1	24B.2 No changes have been made, this credit has been accepted as is.
		practice water management practices for	1 point is available where all buildings in the project site have access to alternative water sources.		as lakes, rivers or grounwater.	guidelines	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
		alternative water sources and stormwater.	arremanne Water sources.		All other definitions as per the Green Star Communities v1.1.				
					submission guidelines				
			24B.3 - Stormwater Peak Discharge 1 point is available where the post-development peak	24B.3 Stormwater Quantity 24B.3.1 One (1) point is awarded when project team demonstrate that the post-development peak	Pre-development condition - means the condition of any property or portion of a property as it existed in its unaltered natural state	24B.3 As per the Green Star Communities v1.1. submission quidelines	24B.3 As per the Green Star Communities v1.1. submission guidelines	1	24B.3 This credit has been changed in line with the Prescriptive Pathway (24A) - refer to the explanation above
			Average Recurrence Interval (ARI) event discharge from the project site	event stormwater discharge from the site does not exceed the pre-development peak event	prior to any development on that property	*			, , , , , , , , , , , , , , , , , , ,
			does not exceed the pre-development peak ARI event discharge.	stormwater discharge, using the Average Recurrence Interval (ARI): specified in Table 26.1- the 1 yea ARI AND 5 year ARI must both be addressed in the calculations.	Post- development condition - means the condition of any property after the conclusion of development theron				
		1							
				24B.3.2 All other Compliance Requirements as per the Green Star Communities v1.1. submission quidelines	All other definitions as per the Green Star Communities v1.1. submission quidelines				
					<u> </u>				
			248.4 - Stormwater Quality Up to one point is available where receiving water quality is protected	248.4 Stormwater Quality Up to one (1) point is awarded where the quantity of key pollutants discharged in site stormwater is		24B.4 As per the Green Star Communities v1.1. submission quidelines	24B.4 As per the Green Star Communities v1.1. submission guidelines	1	24B. 4 This credit has been changed in line with the Prescriptive Pathway (24B) - refer to the explanation above
			by limiting the quantity of key pollutants discharged in stormwater. This	limited based on the percentage reduction of pollutants, when compared to untreated runoff in		ganten tea			(244) - Telef to the expansion above
			is based on a percentage reduction of sediment, phosphorus, nitrogen, and litter compared to untreated runoff.	accordance with the following requirements.					
			- 0.5 points for sediment and litter in project runoff when compared to	24B.4.1 The following minimum reduction in total pollutant load from the developed part of the					
			untreated runoff. - 0.5 points for phosphorus and nitrogen in project runoff when	project site must be achieved, when compared to untreated stormwater runoff: For 0.5 points:					
			compared to untreated runoff.	80% reduction in total suspended solids; and					
				90% reduction in gross pollutants For 0.5 points:					
				60% reduction in total phosphorous: and					
				45% reduction in total nitrogen.					
				24B.4.2 MUSIC is an accepted modelling software to demonstrate reduction in pollutants discharged					
				The project must justify their inputs how it applies to South Africa.					
				24B.4.3 Where calculations are performed manually, the Australian WSUD Engineering Procedures -					
		INNOVATION CHAILENGE:		Stormwater (CSIRO, 2005) may be used. Projects are encourage to do this in parallel with the WSUD. As ner the Green Star Communities v1.1, submission quidelines.	As ner the Green Star Communities vt 1 submission quidelines	As ner the Green Star Communities v1.1, submission midelines	As ner the Green Star Communities v1.1 submission audelines		Wallo changes have been made, this credit has been accented as is
		Leak Detection: Projects may claim an inno	vation point for providing real-time, site-wide, leak detection and	Stormwater (CSIRO, 2005) may be used. Projects are encourage to do this in parallel with the WSUD As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines		No changes have been made, this credit has been accepted as is.
		Leak Detection: Projects may claim an inno monitoring systems for all potable water so	urces.	Stommwater (CSIRO, 2005) may be used. Projects are encourage to do this in parallel with the WSUD As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines		No changes have been made, this credit has been accepted as is.
		Leak Detection: Projects may claim an inno monitoring systems for all potable water so Site-wide water metering systems must pro to a real-time leak detection system.	urces. vide potable water meters for each building or lot and must be connected	Stormwater (CSBO, 2005) may be used. Projects are encourage to do this in parallel with the WSUD As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines		No changes have been made, this credit has been accepted as is.
		Leak Detection: Projects may claim an inno monitoring systems for all potable water so Site-wide water metering systems must pro to a real-time leak detection system. Real-time leak detection must have an hou	urces. vide potable water meters for each building or lot and must be connected ty (or more frequent) automatic assessment of the potable water supply	Sommarker (ESRO, 2005) may be used Projects are encourage to do this in parallel with the WSUD As per the Green Star Communities v1.1: submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines		No changes have been made, this credit has been accepted as is.
10/25 Greenhouse Gas	To encourage and recognise projects that	Leak Detection: Projects may claim an inno monitoring systems for all potable water so Site-wide water metering systems must pro to a real-time leak detection system. Real-time leak detection must have an hou and consumption to compare uses. It shoul	urces. wide potable water meters for each building or lot and must be connected thy (or more frequent) automatic assessment of the potable water supply d also include methods of messaging and alarming when leaks are	Stormwater (2580, 2005) may be used. Projects are encourage to do this in parallel with the WSUD As per the Green Star Communities v1.1. submission guidelines 25A.1 Emissions Calcustions	Deference Project - A hypothetical project of the same size and	25A, 2 Calculations for the Reference Project	As per the Green Star Communities v1.1. submission guidelines 25A As per the Green Star Communities v1.1. submission guidelines	6	The major change in this credit is that we had to change to the Australian
NV-25 Greenhouse Gas Strategy	To encourage and recognise projects that include a greenhouse gas strategy that reduces greenhouse gas GRI-0 emissions.	Leak Detection: Projects may claim an inno monitoring systems for all potable water so Site-wide water metering systems must pri to a real-time leak detection system. Real-time leak detection must have an hou and consumption to compare uses. It shoul Route 25A: Performance Pathway - Green Up to 6 points are available based on the m	urces. vide potable water meters for each building or lot and must be connected by for more frequent) automatic assessment of the potable water supply also include methods of messaging and altarming when leaks are house Gas Strategy agaitude of the project's predicted reduction in GHG emissions from	As por the Green Star Communities v1 1 - submission guidelines	Reference Project - A typothetical project of the same size and building mix as the proposed project, but where the construction	25A. 2 Calculations for the Reference Project Non-Residential Buildins and Residential Buildins (75A, 2)		6	The major change in this credit is that we had to change to the Australian references to South Mician relevant references. The major reference in
NV-25 Greenhouse Gas Strategy	To encourage and recognise projects that include a greenhouse gas strategy that reduces greenhouse gas (GHQ) emissions due to energy use on the project sides.	Leak Detection: Projects may claim an inno monitoring systems for all potable water so Site-wide water metering systems must pro to a real-time leak detection system. Real-time leak detection must have an hou and consumption to compare uses. It shoul	urces. vide potable water meters for each building or lot and must be connected by for more frequent) automatic assessment of the potable water supply also include methods of messaging and altarming when leaks are house Gas Strategy agaitude of the project's predicted reduction in GHG emissions from	Apper the Green Star Communities v1.1 is submission guidelines 250.1 Emissions Calculations 25	Deference Project - A hypothetical project of the same size and	25A 2 Calculations for the Reference Project Non-Residential Buildings and Residential Buildings (25A 2) Projects must model the reference building in the buildings as per \$45X5100007A. Avergations must be much in the with the Census		6	The major change in this credit is that we had to change to the Australian
Greenhouse Gas Strategy	reduces greenhouse gas (GHG) emissions	Leak Detection: Projects may claim an inno monitoring systems for all potable water so Site-wide water metering systems must pri to a real-time leak detection system. Real-time leak detection must have an hou and consumption to compare uses. It shoul Route 25A: Performance Pathway - Green Up to 6 points are available based on the m	urces. vide potable water meters for each building or lot and must be connected by for more frequent) automatic assessment of the potable water supply also include methods of messaging and altarming when leaks are house Gas Strategy agaitude of the project's predicted reduction in GHG emissions from	As par the Green Star Communities v1.1. submission guidelines 26A.1 Emission: Calculation 26A.1 Emission: Calculation 26A.2 Emission	Reference Project - A hypothetical project of the same size and building mix as the proposed project, but where the construction and energy modifies based precedurating on the SAR'S 10800	25A 2 Calculations for the Reference Project Non-Residential Buildings and Residential Buildings (25A. 2) Projects must mode the reference buildings the buildings as per SAKS 10400 XL Assurgitions must be made in life with the Creen Sax X Energy Medidley Protocols developed for Office v1.1		6	The major change in this credit is that we had to change to the Australian references to South African released references. The major reference in South African released references. The major reference in South African released to contengy efficiency in the Selfs 1000 For PLV, which has been the baseline for most of the Green Star Schools. The Balance (General Schools or General Schools or
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Credit Title	Aim of the Credit	Credit Criteria Summary	Credit Criteria Sub-Paths	Compliance Requirements	Definitions	Guidance	Documentation Requirements	No. of Points No. of Points	Points to be	Reasons for Changes/Summary
		and an	25B.5 - Energy Efficiency - New Buildings 1 point available where the GHG strategy for the project site	258.5 Refer to Appendix A of the LCR for Energy Efficiency Targets for New Buildings: Requirements for Lighting, Ventilation and AC, and Domestic Hot Water.	s 258.5 SANS 10400 Part XA - National Energy Efficiency Codes of	25B.5 Referenced Documents rt - Green Star SA Office v1.1 Energy Modelling Protocol	25B.5 Prior to and During Construction - Evidence demonstrate that the GHG strategy for the project site	1 Achieved	continued	24B.5 Additional initiative "new building energy efficiency" has been added as an opportunity for a point. This was included as the TAP felt that
			incorporates minimum energy requirements for new buildings to best practice requirements. (Compliance requirements are drawn up in line	In addition for Natural Ventilated Buildings	X deals with Sustainability and Part XA with Energy Efficiency for residential, as well as non residential buildings.	- SANS 10400 Part XA	incorporates a requirement for energy efficiency of all new buildings. Alternatively, evidence to support that all buildings are naturally			projects might not necessarily require Green Star Rated buildings, and that it was still important to push energy efficiency in the new buildings.
			with Table 25B.2.2 - requirements for Lighting, Ventilation and AC, and Domestic Hot Water).	A naturally ventilated buildings/tenancy must ensure that the design complies with minimum comfor levels:	All other definitions as per the Green Star Communities v1.1	All other guidance as per the Green Star Communities v1.1. submission guidelines	ventilated as part of the GHG Strategy. After Construction Completion			
			In the case that the minimum best practice requirements are achieved through all buildings on the precinct being naturally ventilated (and not	 Internal operative temperatures are within the 80% Acceptability Limits given in ASHRAE Standard 55-2004 for 90% of occupied hours in the year. 	submission guidelines		 Evidence to demonstrate that the energy efficiency of all new building has been implemented. Alternatively, evidence to demonstrate that all buildings built are 			
			requiring any heating or cooling systems), it must be demonstrated that buildings achieve Thermal Comfort without heating or cooling.				 Auternativery, evidence to demonstrate that all buildings built are thermally comfortable built without need for heating and cooling systems. 			
			25B.6 -Energy Metering and Monitoring - Public spaces and Buildings	25B.6 An advanced monitoring system is regarded as an automated monitoring system that records	25B.6 As per the Green Star Communities v1.1. submission	25B.6 Additional Information	258.6 Prior to and During Construction	1		24B.6 Additional initiative "energy metering and monitoring" was added a
			1 point is available where the GHG strategy for the project site includes provision of metering for major energy consumption uses of the precinct and buildings and there is an effective mechanism for	both consumption and demand of energy via live, online meters. These systems are capable of processing the information to produce reports for definable periods (hourly, daily, monthly, etc.) for	guidelines	 South African National Standard. SANS 50001:2011 Measurement and verification of energy savings. Pretoria: SABS Standards Divisio 	Evidence demonstrate that the GHG strategy for the project site incorporates requirements for energy metering and monitoring in line			an opportunity for a point. This was included as the TAP felt that this is important for precinct management to be able to manage the precinct
			precinct and buildings and there is an effective mechanism for monitoring and displaying the consumption data.	individual as well as groups of meters. Advanced monitoring systems meters are characterised as being capable of recording values and producing an output that can be transmitted to a central location (onsite or offsite) that can provide data retrieval and reporting mechanisms.		All other guidance as per the Green Star Communities v1.1.	with the credit criteria and compliance requirements After Construction Completion - Evidence to demonstrate that the energy metering is installed, an			effectively in terms of energy.
				The system must be capable of: - Collecting data from all meters		submission guidelines	automated monitoring systems is in place, and monitoring strategy developed			
				Alerting to missing data due to failures Processing data on energy use at user adjustable intervals			All other Documentation Requirements as per the Green Star			
				- automatically notifying the Facilities Management when the energy use increases beyond certain parameters			Communities v1.1. submission guidelines.			
				Providing a breakdown of the information by building system or by building Visual Display available to the public (e.g. website) providing current energy consumption and						
				savings						
		INNOVATION CHALLENGE:		As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines			No changes have been made, this credit has been accepted as is.
		approach should have regard to the Nationa	nnovation challenge to develop an approach to carbon accounting. The all Carbon Accounting System (NCAS) which monitors and predicts e from land based activities covering all of Australia.							
IV-26 Materials	To reward the reduction of the	26 A.0 & B.0 - BOTH PATHWAYS -	26 A.0 & B.0 Minimum Requirement - Responsible Sourcing	26 A.O.& B.O. The minimum requirement is now changed to One (1) point to allow projects to be rewarded for their efforts. Project must still achieve this credit before they can target points under	26 A.O & B.O As per the Green Star Communities v1.1. submission	26 A.O & B.O As per the Green Star Communities v1.1. submission	26 A.O & B.O As per the Green Star Communities v1.1. submission	1		26 A.O & B.O For South Africa we changed the minimum requirement to
	environmental impacts of construction materials for the site wide works over	Minimum Requirement	To be eligible for points in this compliance pathway. One (1) point is awarded where:	rewarded for their efforts. Project must still achieve this credit before they can target points under 26A.1 or 26B.1	guidelines	guidelines	guidelines			credit where projects can achieve 1 point for meeting the credit criteria. From research, experience and stakeholder interviews the conclusion wa
	their life cycle		 At least 80% (by mass) of all reinforcing steel, asphalt, and concrete used in site-wide works must be sourced from facilities that have ISO 14001 accreditation and the company manufacturing the 	All other Compliance Requirements as per the Green Star Communities v1.1. submission guidelines						that these requirements are still tough to achieve in South Africa. We wa to encourage the projects to target points for Materials and the minimum requirement was seen as a barrier to this.
			reinforcing steel must be a member of, and comply with the requirements of, the World Steel Association's Climate Action							requirement was seen as a carrier to this. The point that was allocated to the minimum requirement was taken ou
			Programme, and - At least 95% (by cost) of all timber used in the construction							of the points for the 26A.1 and 26B.1 pathways.
			works must be certified by a forest certification scheme that meets the GBCA's 'Essential' criteria for forest certification; or be							
		26A:1 - Performance Pathway - Life Cycle Assessment (LCA)	from a reused source. 26A.1 Performance Pathway - Life Cycle Assessment (LCA) Up to 5 points 4 noints are available where the requirements of 26A.0.	26A.1a. Life Cycle Assessment 26A.1a.1.1 to 26A.1a.1.3 - as per the Green Star Communities v1.1, submission guidelines	26A.1 As per the Green Star Communities v1.1. submission	26A.1 As per the Green Star Communities v1.1. submission muldelines	26A.1 As per the Green Star Communities v1.1. submission guidelines	4		26A.1 Total number of points has been reduced from 5 to 4, to free up a point for the first requirement " 26A.0 Responsible Sourcing"
		Passanian (cory	are met and a whole-of-site, whole-of-life (cradie-to-grave) life cycle assessment (LCA) is conducted, in accordance with the following:	26A.1a.1.4 Points are awarded based on a cumulative percentage impact reduction calculation. This is defined as the sum of all impact category changes between the proposed project and the reference	guodines	guidentes				point for the first requirement 2000 wesponsible soluting
			 Up to 4 Points 3 points are available, based on the extent of environmental impact reduction achieved, assessed against six 	project. One point may be claimed for the first 35% cumulative reduction and an additional point for every additional 25% cumulative reduction to a maximum of 4 points (i.e. a 110% cumulative.						
			environmental impact categories, when the project site is compared to a reference project; and	reduction) - 3 points (i.e a 85% cumulative impact reduction) .						
			 An additional 1 point is available where the LCA includes reporting on five additional environmental impact categories for the 	All other Compliance Requirements as per the Green Star Communities v1.1. submission guidelines.						
			project. Points are awarded based on the extent of environmental impact							
			reduction achieved against seven environmental impacts categories, when compared to a reference project site.							
		26B.1 - Prescriptive Pathway - Life Cycle	26B.1 Prescriptive Pathway - Sustainable Primary Construction	26B1.1 Compliance Requirements	25B.1 All definitions as per the Green Star Communities v1.1.	26B1.1 Point Calculation Example (26B1.1)	26B.1.2 Concrete	3		Total number of points has been reduced from 4 to 3, to free up a point
		Impacts	Materials Up to 2 points 2 points are available where the requirements of 268.0	TABLE 26B.1.1 Primary Construction Material - Compliance Requirement - Concrete - as per the Green Star Communities v1.1. submission guidelines	submission guidelines	Points are awarded by calculating the cost of a compliant primary construction materials and comparing this to the total cost of all	Documentation Requirements as per the Green Star Communities v1.1. submission guidelines			for the first requirement " 26B.0 Responsible Sourcing"
			are met and the project addresses the sustainability of the following primary construction materials:	 Steel: 60% of all structural steel, by mass, in the project either has a post-consumer recycled content greater than 40%, or is reused. AND/OR 60% of all reinforcing/stressing steel, by mass, in th 	e	primary construction materials use din the project.	26B1.3 Steel			The main changes in this credit are related to Steel and PVC. Steel The australian steel requirements were not easily applicable to South.
			- Concrete - Steel	project either has a post-consumer recycled content greater than 90%, or is reused. - Asphalt - as per the Green Star Communities v1.1. submission guidelines BMC or dispersion. Prof. Biol. Book recycles widelings CDPA Med Rect Treation Confidence or an approximate the professional profession of the confidence or an approximate the profession of the confidence or an approximate the confidence		A maximum of 3 points 2 points are awarded when the cost of compliant material is 100% of the total cost of primary construction materials. Points are available to a difference by the for this grammal.	Prior to construction: Letter of Commitment from the project applicant that includes:			Africa, as there was reference to Australian documents and processes t
			- Asphalt; and - PVC	 PVC or alternative - meet PVC best practice guidelines GBCA Meet Best Practice Guidelines as contained in SAVI standards SAVIBP 1001 and 1002; or the specific use of an alternative material for products that would normally be PVC must be included in the project. 		59% of all primary construction materials (by cost) comply, therefore 59% of the three (2) points two (2) points available or 1.	Acknowledgement of steel criteria claimed in the submission template Commitment to delivering steel in accordance with the Credit Criteria. During construction:			are not common in South Africa. Instead we referred back to the credit criteria related to steel from the Green Star SA tools. Note: during the LCR development, there was a lack of feedback from
			Points are awarded on a sliding scale based on the percentage (by cost)	Up to 2 points 2 points are awarded when the cost of compliant primary construction materials is		points 1.18 points are awarded.	 Extract(s) from the specification(s) where the steel requirements are identified, clearly referencing post-consumer content or reuse for the 			steel industry; who not responded to emails. PVC
			of primary construction materials that are used in the project which meet the Compliance Requirements.	100% of the total cost of pirmary construction materials. Points are awarded on a sliding scale based on the percentage (by cost) of primary construction materials that are used in the project which mee	d et	Guidance on how to include steel into the Point Calculation Examp Table (2681.1):	le stipulated percentage of all relevant steel in the project Quantity Surveyor's report summarizing the cost of the compliant			The Australian Best Practice Guidelines have been replaced with the Sol African SAVIBP Guidelines, which are very similar to the Australian
				the Compliance Requirements. Points are calculated by multiplying the 3 points 2 points by the (fractional) percentage compliant		List all the compliant Steel Items (Structural steel, reinforcing/stressing steel and steel products)	material. After construction:			Guidelines.
				materials. 26B.1.2 Concrete		Ust if the steel is structural steel or reinforcing steel Confirm sufficient recycled content or reuse as per Mat-06 Credi Criteria (GSSA Office v.1.1)	Confirmation(s) from the supplier(s) of: it - The total quantity of steel supplied to the project; and - The post-consumer recycled content of each steel product			
				Note: reference mixes are given in the Submissions Guidelines in Table 268.1.2. All other Compliance Requirements as per the Green Star Communities v1.1. submission guidelines.		4) List the cost related to the item.	supplied to the project (via product-specific evidence such as Materials' Data Sheets).			
				26B.1.3 Steel		Protocol for demonstrating equivalency (Steel - 26B1.3) The text can be ignored. Please refer to the Green Star SA Technica	Confirmation(s) from the contractor(s) of: All of the applications of steel installed within the building structure;			
				Steel: projects may demonstrate compliance against the Materials 6 credit as detailed in Mat-06 Ster 268.1.4. Asphalt	el	Manual Mat-06 Credit Guidence PVC Best Practice Guidelines (2681.5) Use the referenced documents as background information. Please	The product used for each type of application: and 26B.1.2 Asphalt			
				Asphalt must be a warm mix asphalt for this material to comply. Project teams must provice evidence of the asphalt mix type and the cost of the compliant material. All Compliance Requirement as per the Green Star Communities v1.1 submission guidelines.	22	refer to the South African Vinyl's Industry Best Practice Guidelines for South African projects.	Documentation Requirements as per the Green Star Communities v1.1. submission guidelines			
				26B.1.5 PVC		Standards and Guidelines	26B1.5. PVC Prior to construction:			
				26B.1.5.1.Compliant PVC use must meet <u>PVC Best Practice Guidelines SAVA Standards SAVIBP 1001</u> and 1002 or the specific use of an alternative material for products, that would normally be PVC,		Referenced Documents South African Vinyl's Industry Best Practice - The Sustainable	 letter of comitment from the project applicant that includes:acknowledgement of Credit Criteria claimed in the submission 			
				must be included in the project.		Manufacture, conversion and use of Polyvinylchloride (PVC), its compounds and ingredients. SAVIBP 1001:2014 (General	template During Construction:			
				26B1.5.2 PVC use must be certified in line with the PVC Best Practice Guidelines as per SAVA Standards SAVIBP 1001 and 1002 or the specific use of an alternative material for products that would normally be PVC must be included in the project. In accordance with 26B.1.5.		Information): SAVIBP 1002:2014 (Objectives & Targets) All other standard and quidance as per the Green Star Communities	Extracts from specifications requireing that PVC pipe, conduit and cable insulation are independently verified as compliant with the SAVI Best Practice Guidelines or are non PVC items. Also requiring any			
				would not many be PVC mask or included in the project, in accordance with 266.1.5. Documenting compliance of a PVC product to the SAVA Standards shall be demonstrated by supplyin the compliance certificate issued by South African Vinvi Association.	9	v1.1. submission guidelines	substitute PVC product of a specified PVC product to be compliant with the Credit Criteria; and			
				The Best Practice Guidelines as contained in SAVA standards SAVIBP 1001 and 1002 covers environmental impacts and health risks associated with the manufacture and end of life management	nt.		 Table summarising the pipe, conduit and cable insulation to the used on the project and cost of the compliant products. 			
				of the common use of PVC products.			After Construction: - An as installed pipe, conduit and cable scheduel prepared by a			
				All other Compliance Requirements as per the Green Star Communities v1.1. submission guidelines.			quantitity surveyor, cost manager, cost planner, cost esitmator, or architet showing cost calcuations to demonstrate how the credit criteria is met.			
							For PVC products, evidence of independent verification fro the suppliers demonstrating how PVC products comply with the SAVIBP			
V-27 Sustainable Transport and	To encourage and recognise integrated responses to transport and movement	27A - Performance Pathway - Sustainable Transport and Movement	27 A - People Focussed Sustainable Transport and Movement 27A.1 - People Focussed Assessment	27A. As per the Green Star Communities v1.1. submission guidelines	27A As per the Green Star Communities v1.1. submission guidelines	27A As per the Green Star Communities v1.1. submission guideline	s 27A As per the Green Star Communities v1.1. submission guidelines	3		27A No changes have been made, this credit has been accepted as is.
Movement	that encourage a people-focused hierarchy.	3 points are available for the design and implementation of integrated responses to	27A.2 - Scoping discussions 27A.3 - Qualified Professional							
		transport and movement that encourage a people-focused hierarchy.	27A.4 - List of Recommendations 27A.5 - Evidence of positive outcomes 27A.6 - Travel Plan							
		27B - Prescriptive Pathway - Sustainable	27B.1 Shared, Pooled, or Common Use Parking	27B.1 As per the Green Star Communities v1.1. submission guidelines	27B.1 As per the Green Star Communities v1.1. submission	27B.1 As per the Green Star Communities v1.1. submission	27B.1 As per the Green Star Communities v1.1. submission guidelines	1		27B.1 No changes have been made, this credit has been accepted as is.
		Transport and Movement Up to 2 points are available for the design and implementation of initiative that	One (1) points is awarded where a shared, pooled, or common use parking regime is implemented for a minimum of 25% of the total on- site and the combination of the		guidelines	guidelines				
		and implementation of initiatives that reduce the impact of transport.	site parking supply (excluding detached housing), demonstrated in accordance with 278.1	220 3 As not the Coop Star Community	22D 2 As not the Court St. Co.	23D 2 As not the Court St. Co.	37D 2 do par the Cross St. Comments			278 3 No shapes how have
			27B.2 Public Transport Access - Availability & Frequency of Public Transport Up to 1 point is awarded based on the frequency and accessibility of	27B.2 As per the Green Star Communities v1.1. submission guidelines	27B.2 As per the Green Star Communities v1.1. submission guidelines	27B.2 As per the Green Star Communities v1.1. submission guidelines	27B.2 As per the Green Star Communities v1.1. submission guidelines	'		27B.2 No changes have been made, this credit has been accepted as is.
			existing or planned public transport, in relation to the proportion of habitable buildings within the calculated catchment of an eligible public							
		INNOVATION CHALLENGE	transport stop, demonstrated in accordance with 27B.2	As per the Green Star Communities v1.1. submission quidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines			No changes have been made, this credit has been accepted as is.
		Future Thinking Technology: The GBCA wo technologies into their planning solutions, so	uld welcome proposals from project teams that integrate future-thinking sch as self-driving vehicles and associated infrastructure.							
		This approach would require consideration in improving the availability and choice of all to	of site-specific conditions and the solution would have to be aimed at ransport modes and how they interconnect within the various land uses in							
VV-28 Sustainable Sites	is To encourage projects that avoid or minimise impacts on environmentally	the development 28.0 Conditional Requirement It is a Conditional Requirement for obtaining	as Green Star – Communities certified rating that a project, that needs	28.0.1 Eligibility To be eligible for Green Star - Communities certification a project must not be subject to the NEMA	28.0 As per the Green Star Communities v1.1. submission guideline	ss 28.0 Conditional Requirement 28.0.1 - 28.0.2	28.0 Conditional Requirement Where approval is required under the NEMA Act:	0		28.0 The Australian EPBC act has been replaced with the relevant South African Act, namely National Environmental Management Act.
	sensitive sites while recognising projects that reuse previously developed land and	approval from the Australian Government e Environmental Management Act No 62 of	purporment minister under the EPBC Act. NEMA - National 2008 for any proposed action, be granted an approval under that act.	Act or must be granted an Record of Decision (ROD) for the project site.		Please ignore text as it refers to the Australian process. Please refer to: Department of Environmental Affairs - National	Record of Decision must be submitted			
	reclaim contaminated land using best practice remediation.	Where a project site is not subject to EPBC Conditional Requirement.	Act NEMA Act approval, the project is deemed to comply with this	28.0.2 - Referral Please ignore this paragraph as it refers to the assessment process in Australia.		Environmental Management Ac No 62 or 2008.	All other Documentation Requirements as per the Green Star Communities v1.1. submission guidelines.			
	1					All other guidance as per the Green Star Communities v1.1.				

Credit "	Title	Aim of the Credit		Credit Criteria Sub-Paths	Compliance Requirements	Definitions	Guidance	Documentation Requirements	No. of Points Available	No. of Points Achieved	Points to be Confirmed	Reasons for Changes/Summary
			28.1 Previously Developed Land 1 point is available where 75% of the projec	t site comprises previously developed land.	28.1 As per the Green Star Communities v1.1. submission guidelines	28.1 As per the Green Star Communities v1.1. submission guideline	s 28.1 As per the Green Star Communities v1.1. submission guidelines	28.1 As per the Green Star Communities v1.1. submission guidelines	1			28.1 No changes have been made, this credit has been accepted as is.
					Na. 28 and Postuce Site. Decontamentals: 28.2.1. 28.2.3. A pile the Cere State Communities v1.1. submission guidelines 28.2.4. To be deemed remodiated for longer contaminated, the site must meet the regulated 28.2.4. To be deemed remodiated for longer contaminated, the site must meet the regulated 28.2.4. To be deemed variety by the relevant competent and/byd. The environmental analout or session 28.2.4. To be deemed variety by the relevant competent analout, or session 28.2.4. The regulatements of standards set al National, Provincial and Local level.	contamination remains a per the Submission Cadelines. The condition of land or south where any chemical substance or wells have been danked as the control from the control most land south when the south submission of the land to the submission of the control from the control fr	28.2 As per the Green Star Communities v1.1. submission guidelines	28.2 For to Combrettee. Cort of the statisty qualified professionals and Accordamentation report must be prepared by suitable professional fluid accrotices, including a classified contamination and extended contamination. It should also cuttine all resultable decontamination options, and proposing the remediation strategy where regarder and or - show that the uses promitted useful that the uses permitted used that the use premitted used that the use premitted used that the use premitted used the classifications professional strategy where reported and or - show that the uses permitted used the total professional procession. All other Consumitation Requirements as por the Cleen Stat Communities v1.1 submission guidelines.	1			33.3 The definition of a Sutable Refressional has been updated to the South African regal enerots in line with the current Green Star SA Tools.
ENV-29 E	Ecological Value	To encourage and recognise projects that enhance the ecological value or biodiversity of the project site	Up to 1 point is available where the ecologic value of the combination of land types in the	e project site at the date of site purchase (or option contract) to the value	20.1 Change of Ecological Value. 20.1.1 Project team must complete the Green Star - Communities Ecological Value Calculator to 20.1.1 Project teams must complete the Green Star - Communities Ecological Value Calculator to 20.1.1 Project team must complete the a the date of size purchase or option contract and the suith he last of types listed. If project with to add land types to the calculator, the project must submit a GR to the GEGS.A. All other Compliance Requirements as per the Green Star Communities v1.1 submission guidelines.			29.1 As per the Green Star Communities v1.1. submission guidelines	1			29.1 The definition of a Sutable Professional has been updated to the South African requirements in line with the current Green Star SA Tools.
			implemented demonstrating the manageme values, where offsets are established); and b. It is demonstrated that the Biodiversity I representing an enhancement over the proje	been prepared by a salately qualified professional and is not of the long term blodwerstly values of the project site (and off site Management Plan for the project site will create a net blodwerstly gain ext blodwerstly at the date of site purchase (or option constract), with full polities wared where an improvement of 20% or more is	29:2 As per the Green Star Communities v1.1. submission guidelines	A suitably qualifier impattered exclusion to before as a private variety of the control of the c		29.2 As per the Green Star Communities v1.1. submission guidelines	1			The definition of a Suitable Professional has been updated to the South African requirements in line with the current Green Star SA Tools.
ENV-30	Waste Management	To encourage and recognise projects that reduce the environmental impact of waste.	demolition waste; and b. ≥ 60% of the construction and demol	is a Waste Management Plan for the project site's construction and litton waste associated with project site has been recycled or reused. centage of waste recycled over 60% and up to 100%.	So 1 Note: The WMP must also include: "Designing out Waste" as per the compliance requirements and guidance sections. All other Compliance Requirements as per the Green Star Communities v1.1. submission guidelines.	Note:		30.1 As per the Green Star Communities v1.1. submission guidelines	1			30.1 No changes have been made, this credit has been accepted as is.
			30.2 Operational Waste 1 point is available where measures are impoperational waste. Points are awarded base A. Public place recycling scheme: B. Residential recycling scheme: C. Hazaradous waste collection or disposal is D. Pay as you throw (PAYT) scheme: or E. Compositing or Green Waste scheme. Three initiations are recipierd to achieve 1 pc		30.2 As per the Green Sur Communities v1.1. submission guidelines	As per the Green Star Communities v1.1, submission guidelines	30 2 As per the Green Star Communities v1.1. submission guidelines	30.2 As per the Green Star Communities v 1.1. submission guidelines	1			30.2 No changys have been made; Pris credit has been accepted as is.
			a partnership or agreement with the project	novation challenge to develop an approach to have developers enter into applicant to reduce waste to landfill volumes as a result of the formation on Innovation and Innovation Challenges see the innovation	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines				No changes have been made, this credit has been accepted as is.
ENV-31 F	Heat Island Effect	To encourage and recognise projects that implement measures to reduce heat island effect.	31.1 Urban Heat Mand Effect 1 point is available if at least 50% of the total project site area, in plan view, comprises building or landscaping elements that reduce the impact of heat island effect.	One or a combination of the following can be implemented" - Vegetation - Green Roots - Rooting Materials (including shading structure) 588 - Unrished hardscaping elements 588 - Unrished hardscaping elements 588 - Valvet Rooting Anders of Section 1988 - Valvet Rooting and or seater courses - Areas directly to the South or Vertical building elements, including green walls and areas shaded by three elements at the summer volitice.	31.1 As per the Green Star Communities v1.1. submission guidelines		33.1 As per the Green Star Communities v1.1 submission guidelines		1			31.1 No changes have been made. Plis credit has been accepted as is.
			approach to heat island effect which goes b approach should also consider for example in the amount of radiation received and emitted	d to sign up for an innovation challenge to develop an innovative eyond simply assessing the plan view of the project site. The proposed urban geometry (the height and spacing of buildings and how this affects do by urban infrastructure), weather and the geographic location.	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines	As per the Green Star Communities v1.1. submission guidelines				No changes have been made, this credit has been accepted as is.
ENV-32 L	Light Pollution	To encourage and recognise projects that minimise the adverse impact of light emissions.	1 point is available where, relative to their p	ustion Datherous see the innovation section of the EREA swebstee. A relative mounting orientation, 95% by number of all external public arounds yhere are Upward Light Output Ratio less than 5%.	22.1 As per the Green Star Communities v1.1. submission guidelines	Note: ULOR - The ratio of the harminous flux emitted by a luminaire above the horizontal to that emitted by the larm, The reference to ASNIZ standard does not add new information to this definition, as such the project does not need to obtain the standard. All other definitions as per the Green Star Communities v1.1. suchression goldelines	321 Note: CELMA guide on Obtrusive Light is an useful (free) document to have 5 a look at. All other guidance as per the Green Star Communities v1.1. submission guidelines	22.1 As per the Green Star Communities v1.1. submission guidelines	1			32.1 No changes have been made. this credit has been accepted as is.

APPENDIX A: ENV-25 Greenhouse Gas Emissions

Reference Building Definition:

When calculating the predicted greenhouse gas emissions for this credit, please refer to the factors used in the ENE-00/01 GHG Emissions Calculator in the Green Star Tools

Artificial lighting

• The effective installed lighting power density for at least 95% of the tenancy area is less than the values prescribed in the below table (adapted from SANS 10400 2011 and ASHRAE 90.1 2007):

Building Code Classification	Occupancy	Minimum Lighting Power Density (W/m²)			
A1	Entertainment and public assembly	7			
A2	Theatrical and indoor sport	7			
A3	Places of instruction	7			
A4	Worship	7			
B1	High risk commercial service	16.8			
B2	Moderate risk commercial service	14			
В3	Low risk commercial service	10.5			
C1	Exhibition hall	10.5			
C2	Museum	3.5			
D1	High risk industrial	14			
D2	Moderate risk industrial	14			
D3	Low risk industrial	14			
D4	Plant room	3.5			
E2	Hospital	7			
E3	Other institutional (residential)	7			
E4	Health care	7			
F1	Large shop	10.5			
F2	Small shop	10.5			
F3	Wholesalers' store	10.5			
G1	Offices	7.7			
H1	Hotel	7			
H2	Dormitory	3.5			
H3	Domestic residence	3.5			
H4	Dwelling house	3.5			
H5	Hospitality	7			
	Parking Areas	2			
	Toilets and Ablutions	6			

Heating, Ventilation and Air Conditioning

The table below shows a minimum efficiency for HVAC equipment as per SANS 204 2011.

Equipment	Capacity Range kW	Minimum COP
Unitary console and split type*	<7	2.5
Packaged and Split Air Conditioning (Including VRF	7<9	2.6
and air cooled chiller)**	10 < 40	2.96
	40 < 70	2.72
	>70	2.64
Water cooled chiller**	> 70	3.2

^{*} COP includes indoor fan unit at 30°C outdoor temperature.

Domestic Hot Water

50% of domestic hot water heating is provided by non-electric resistance means.

25B.2: Energy Efficiency – Existing Buildings

The reference to the Australian building code can be replaced by the following requirements:

Artificial Lighting: <u>Existing Building Upgrades:</u> 20% improvement over the minimum Lighting Power Density listed in the above table

HVAC: Existing Building Upgrades: 20% improvement over SANS204:2011

Hot Water: <u>Existing Building Upgrades</u>: 100% of domestic hot water heating is provided by non-electric resistance means.

25B.5 Energy Efficiency – New Buildings

One point available where the GHG strategy for the project site incorporates minimum energy requirements for new buildings to best practice requirements. (Compliance requirements are drawn up in line with the following requirements for Lighting, Ventilation and AC, and Domestic Hot Water).

Artificial Lighting: <u>New Buildings:</u> 40% improvement over the minimum Lighting Power Density listed in the above table

HVAC: New Buildings: 30% improvement over SANS204:2011

Hot Water: New Buildings: 100% of domestic hot water heating is provided by non-electric resistance means.

^{**} COP is for outdoor unit/chiller only at 30°C outdoor temperature