

Fishermans Bend Green Star Buildings Summary



Fishermans Bend Green Star Requirements

New buildings and additions with ≥10 dwellings or ≥5000m² must:

- Register with the Green Building Council of Australia (GBCA) to seek a minimum 5 star Green Star Buildings rating prior to commencement of buildings and works
- Achieve a certified 5 star rating within 12 months of occupation

Other buildings and alterations >50m²

- Register with the Green Building Council of Australia (GBCA) to seek a minimum 4 star Green Star Buildings rating prior to commencement of buildings and works
- Achieve a certified 4 star rating within 12 months of occupation



Green Star Buildings delivers alignment with 12 out of 17 UN Sustainable Development Goals (SDGs)

Recommendation: Undertake a “Designed Assessment” as an interim step towards certification. The outcome of the Designed Assessment should also be submitted as part of the Building Permit documentation package.

Minimum Expectations

All projects must achieve the set of Minimum Expectations to pursue a formal certification. No points are awarded for Minimum Expectations, so projects must accumulate points from additional credits.

Responsible	Responsible Construction
	Verification and Handover
	Operational Waste
Healthy	Clean Air
	Light Quality
	Acoustic Comfort
	Exposure to Toxins
Resilient	Climate Change Resilience
Positive	Upfront Carbon Emissions
	Energy Use
	Energy Source
	Water Use
Places	Movement and Place
People	Inclusive Construction Practices
Nature	Impact to Nature

Climate Positive Pathway

The Climate Positive Pathway is the Green Star Buildings approach to deliver net zero carbon buildings. Over time, this pathway increases in stringency with all registrations from 1 January 2026 having to comply

The Climate Positive Pathway is contained within four credits:

- Energy Use
- Energy Source
- Upfront Carbon Emissions
- Other Carbon Emissions

The following summary indicates the pathway requirements for 4 and 5 star ratings and when these requirements apply.

Climate Positive Pathway	5 star	4 star
Highly efficient <i>(Energy Use Credit Achievement)</i>	2024	2026
Fossil fuel free <i>(Energy Source Exceptional Performance)</i>	2024	2026
Source all energy from renewables <i>(Energy Source Exceptional Performance)</i>	2024	2026
Reduce upfront carbon emissions <i>(Upfront Carbon Emissions Credit Achievement)</i>	2024	2026
Offset or eliminate scope 1 emissions <i>(Other Carbon Emissions Credit Achievement)</i>	2024	2026
Offset all emissions under the owner's control <i>(Other Carbon Emissions Exceptional Performance)</i>	2026	2030

Green Star Buildings and Planning Control Alignment

Targeting the following credits in your Green Star pathway will enable outcomes that are aligned with the planning scheme objectives for Fishermans Bend.

Water Use - Credit Achievement

- 45% reduction in potable water use (40% for Class 2 and 3 buildings).
- Provide infrastructure for recycled water connection.

Waterway Protection – Credit Achievement

- 40% reduction in average annual stormwater discharge.
- Meet stipulated pollution reduction targets

Climate Change Resilience – Credit Achievement.

- Undertake a Climate Risk and Adaptation Assessment
- Address any extreme and high risks identified.

Heat Island Resilience – Credit Achievement

- At least 75% of the site to incorporate strategies to reduce contribution to urban heat island effect.

Grid Resilience – Credit Achievement (one of the following)

- Active Generation and Storage systems to reduce peak demand by 10% for at least 1 hour.
- Demand Response strategy to reduce peak demand by 10% without affecting comfort or amenity.
- Passive Design Solutions (for <3000m², not applicable for industrial buildings or data centres) - 10% façade improvement over Section J (NCC2019) reference building model and is mostly naturally ventilated (no mechanical cooling or heating for 80% of occupied area).

Energy Use – Credit Achievement

- Projects must demonstrate 20% reduction in annual energy compared to a reference buildings OR
- Building energy use is modelled to perform at a specified NABERS star rating OR
- Achieve an area-weighted average of 7 star NatHERS, min. 5.5 Star NatHERS for each dwelling and meet 4 out of 9 building services requirements.

Please see Green Star Buildings Submission Guidelines for further information.