



HIA GreenSmart Residential Development Protocol 2014

An HIA GreenSmart® Residential Development is a residential building project, such as an apartment building or multi-unit housing project, in either a greenfield or infill location. The Residential Development must demonstrate a commitment to creating minimal environmental impact and/or net environmental improvement for the environment.

The HIA GreenSmart® environmental guidelines seek to incorporate realistic and achievable environmental practices in the design, construction and operation of Australia's homes. The HIA GreenSmart Residential Development license can be applied to any new residential building project with 3 or more dwellings.

A HIA GreenSmart® Residential Development is available to interested parties by contacting HIA's Planning & Environment staff in your State or region.

Licensing

All applicants for a HIA GreenSmart® Residential Development Licence must employ at least one Senior Manager who is accredited as a HIA GreenSmart® Professional.

For a project to be branded HIA GreenSmart® its design and construction must be assessed by an approved HIA GreenSmart® assessor against these guidelines. Accreditation of the design should be sought prior to the commencement of construction.

Accreditation will require the submission of architectural design plans and accompanying documentation which indicates how the project meets the guidelines set out below and where required incorporates best practice options.

Licensing Fees

Residential Development Licence - \$3,300 (GST inclusive)

Submission Requirements

The Protocol requirements for an HIA GreenSmart® Residential Development are available to members on request. The Protocol is provided in excel checklist format to allow applicants to complete the relevant information to gain accreditation of their project.

When completing the checklist, details need to clearly indicate compliance with the minimum criteria and relevant leading practice criteria in each category. This may be provided by including copies of:

- > Design plans including site plan, floor plans and elevations
- > Energy rating certificates (e.g. FirstRate 5, BERs, NatHERS, BASIX certificate) including any specifications for insulation
- > Details of compliance with water efficiency requirements (may be shown on plans)
- > Stormwater management plan (may be provided on site plan)
- > Waste management plan/details (may be provided on site plan)
- > Materials specifications (may be provided on design plans)

There is no prescribed length for the submission, however the Protocol Criteria must be addressed as appropriate to the site, climatic conditions and regulatory requirements.