EnviroDevelopment Excellence Technical Standards

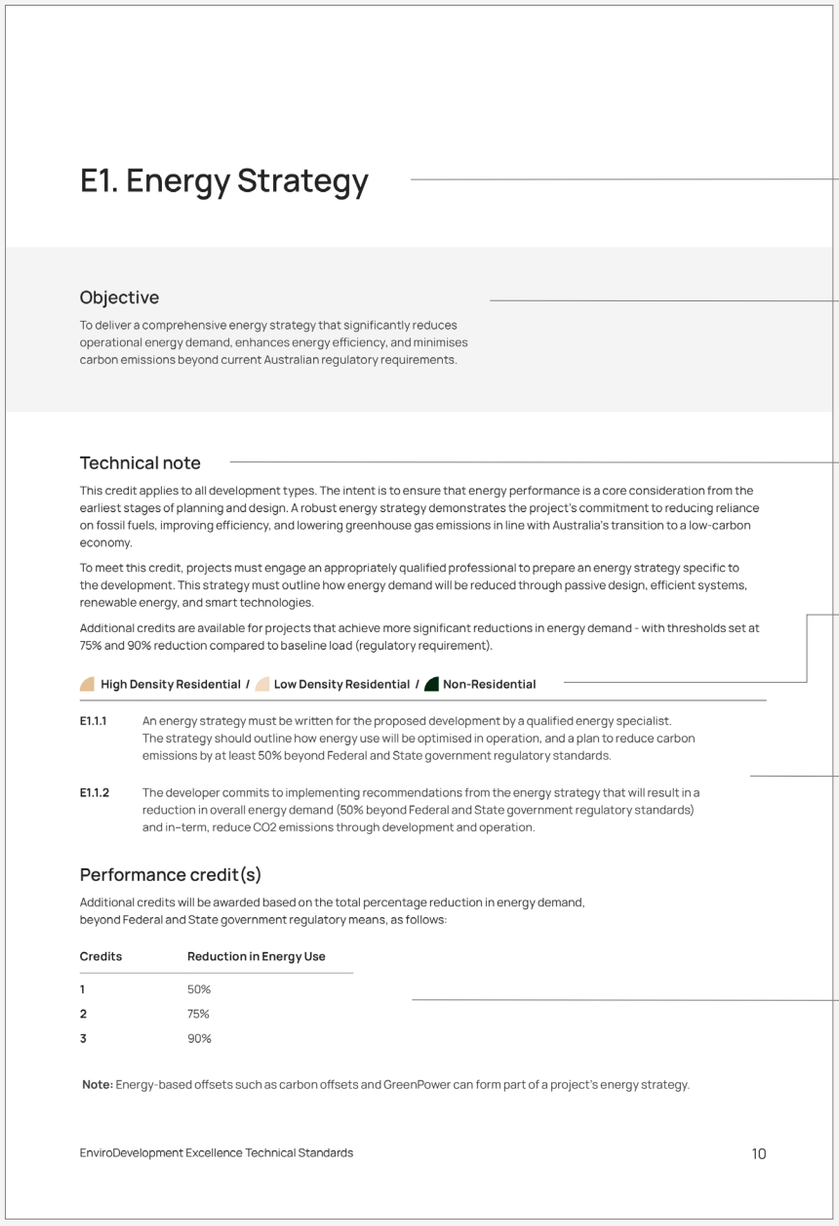
Version 1

Enviro Development Certified Excellence

Urban Development Institute of Australia NATIONAL

Using this document

The guide below provides useful tips on how to use this document easily and efficiently.



E1. Energy Strategy

Objective

To deliver a comprehensive energy strategy that significantly reduces operational energy demand, enhances energy efficiency, and minimises carbon emissions beyond current Australian regulatory requirements.

Technical note

This credit applies to all development types. The intent is to ensure that energy performance is a core consideration from the earliest stages of planning and design. A robust energy strategy demonstrates the project's commitment to reducing reliance on fossil fuels, improving efficiency, and lowering greenhouse gas emissions in line with Australia's transition to a low-carbon economy.

To meet this credit, projects must engage an appropriately qualified professional to prepare an energy strategy specific to the development. This strategy must outline how energy demand will be reduced through passive design, efficient systems, renewable energy, and smart technologies.

Additional credits are available for projects that achieve more significant reductions in energy demand - with thresholds set at 75% and 90% reduction compared to baseline load (regulatory requirement).

High Density Residential / Low Density Residential / Non-Residential

E1.1.1 An energy strategy must be written for the proposed development by a qualified energy specialist. The strategy should outline how energy use will be optimised in operation, and a plan to reduce carbon emissions by at least 50% beyond Federal and State government regulatory standards.

E1.1.2 The developer commits to implementing recommendations from the energy strategy that will result in a reduction in overall energy demand (50% beyond Federal and State government regulatory standards) and in-term, reduce CO2 emissions through development and operation.

Performance credit(s)

Additional credits will be awarded based on the total percentage reduction in energy demand, beyond Federal and State government regulatory means, as follows:

Credits	Reduction in Energy Use
1	50%
2	75%
3	90%

Note: Energy-based offsets such as carbon offsets and GreenPower can form part of a project's energy strategy.

EnviroDevelopment Excellence Technical Standards 10

Section Topic
Identifies the relevant topic.

Objective
Details the intent of the section.

Technical Note
Guides the project on how to achieve the criteria.

Development Type
Details the development type which applies to the specific criteria.

Technical Criteria
Details the technical requirements necessary for achieving the available credit(s) in the section.

Performance Credit
Outlines additional credits available for exceeding baseline sustainability targets.

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The process

Our certification process has been developed and is routinely refined to ensure that each project's journey through the certification process is smooth, efficient and connected.

01. EnviroDevelopment certification

- Once EnviroDevelopment certification is received for the project, a meeting is set to discuss EnviroDevelopment Excellence and its applicability to the project. Alternatively, project's may apply for certification under both pathways concurrently.
- Access to EnviroDevelopment Excellence Technical Standards and Application Template.
- Overview of resources available to assist in preparation of submission.

02. Project registration

- Registration fee payable.
- Site specific workshop with developer and/or project team on the application of EnviroDevelopment Excellence and how the standards apply to the project.
- Anticipate scheduling for National EnviroDevelopment Board of Management review.
- Access to EnviroDevelopment Excellence application advice.
- Access to EnviroDevelopment team to undertake application on behalf of submitter.

03. Application submission

- Respond to any requests for further information following submission.
- Draft comments provided to applicant, with opportunity to respond/clarify prior to Board review.
- Commence early discussions on media release and announcement event.

04. Board review

- Respond to any requests for further clarification (if required).

05. Certification decision

- Licensing document, logos, and a statutory declaration provided for signing.
- Announcement event/media announcement coordinated.
- Framed EnviroDevelopment Excellence certificate provided.
- Project added to the list of EnviroDevelopment Excellence certified projects on the website.
- Supplied with EnviroDevelopment Excellence marketing material.
- Certification fee payable.

06. Ongoing certification (Annual)

- Project specific support to build the project's EnviroDevelopment branding strategy.
- Annual recertification process undertaken.
- Recertification fee payable.

Submitting an application: What you need to know

Objective

The objective of **EnviroDevelopment Excellence** is to provide an Australian Best Practice sustainability rating standard that is a natural extension to the existing EnviroDevelopment rating scheme.

The basics

Each project should demonstrate compliance with the essential requirements as featured in this booklet.

To be recognised as a certified EnviroDevelopment Excellence project, projects must achieve **at least 7 credits from the 20 sections**.

EnviroDevelopment Excellence applications will be processed within six to eight weeks of receipt of all documentation and supporting information.

Structure

- To achieve EnviroDevelopment Excellence certification, a project must achieve certification in the existing EnviroDevelopment certification scheme, as a base level of certification. After this initial certification, projects may apply for EnviroDevelopment Excellence certification by addressing the criteria requirements.
- Projects may apply for certification under both pathways concurrently.

Criteria

- Criteria for EnviroDevelopment Excellence has been split into 20 sections. Most sections are worth 1 credit with some credits offering additional credits for performance-based outcomes.
- To achieve EnviroDevelopment Excellence, **at least 7 credits** need to be achieved. This structure allows projects to choose their excellence pathway, that suits the project.
- Under each criterion, there are *Technical Notes* which guide projects on how to achieve the criteria, depending on your project type.
- During EnviroDevelopment certification, your project is placed into a development type, use this type to determine which Technical Notes to follow in order to achieve the criteria.
- When the EnviroDevelopment Excellence Technical Standards are reviewed and a revised set of standards is released, certified EnviroDevelopment Excellence projects are required to demonstrate how the project's future stages will comply with the revised EnviroDevelopment Excellence Technical Standards. The revised standards will not apply retrospectively (i.e. to those dwellings/buildings already approved/built) and applicants will not be required to undertake further baseline studies such as further ecological assessment studies. The National EnviroDevelopment Board of Management shall retail the right to vary or amend the application of this requirement at its absolutely discretion.

Development types

- **Low Density Residential** is for projects classed under Masterplanned Communities, Residential Subdivision and Seniors Living (low density).
- **High Density Residential** is for projects classed under Multi-unit Residential, Mixed Use, Health and Aged Care and Seniors Living (high density)
- **Non-Residential** is for projects classed under Industrial, Retail, and Commercial.

When should I apply?

- You should make contact with your local EnviroDevelopment coordinator as early as possible to discuss the project and its eligibility.
- You may choose to pursue EnviroDevelopment Excellence after your project is certified under EnviroDevelopment or choose to pursue EnviroDevelopment Excellence concurrently with EnviroDevelopment.
- You can delay the commencement of the term of your project's EnviroDevelopment Excellence license by up to six months to coincide with a specific project milestone.
- Preliminary certification may be available to projects that choose to apply for certification prior to receiving a development approval/planning permit.
- Where a project has obtained preliminary EnviroDevelopment Excellence (subject to the final document approval), supplementary documentation must be submitted after the development approval/ planning permit is received, highlighting any changes made since the preliminary certification.

What do I need to provide?

An application for EnviroDevelopment Excellence should include:

- A completed Application Template (available from your local EnviroDevelopment Coordinator or by emailing info@envirodevelopment.com.au); and
- Supporting documentation that clearly demonstrates compliance and future delivery of initiatives to satisfy the EnviroDevelopment Excellence standards.

Costs associated with EnviroDevelopment Excellence

- An EnviroDevelopment fee schedule is available from your local EnviroDevelopment Coordinator or by emailing info@envirodevelopment.com.au.
- Recertification fee – 20% of the original certification fee (payable annually until project elects to let certification lapse).

Annual Recertification Process

To renew EnviroDevelopment Excellence, the developer will be required to submit, four weeks before the renewal date:

- a completed renewal form;
- the renewal fee;
- signed statement; and
- all appropriate documentation detailing any changes in the project that may affect the basis upon which the EnviroDevelopment Excellence license was granted from the time of the initial certification to the end of the period of renewal.

EnviroDevelopment Compliance

The following information details EnviroDevelopment Excellence compliance mechanisms and procedures to ensure the integrity of certification and the continued compliance of certified projects.

- EnviroDevelopment Excellence projects may be subject to random site checks.
- At the National EnviroDevelopment Board of Management's discretion, further information may be requested from the project at any stage during its certification.
- Developers of EnviroDevelopment Excellence projects must advise the UDIA within 10 business days of any changes made, or proposed to be made, to the proposed or existing project which may affect eligibility for EnviroDevelopment Excellence certification.
- If the National EnviroDevelopment Board of Management has concerns regarding compliance with the standards (or any aspect of the certification) or breach of the licensing agreement, the UDIA will advise the developer (licensee) of these concerns and request evidence of compliance within 10 business days of the notice.
- EnviroDevelopment Excellence certification may be revoked if the National EnviroDevelopment Board of Management is not satisfied that the certified project is meeting the requirements and the spirit of EnviroDevelopment Excellence. In the instance of non-conformance, the license will be revoked, and the application and licensing fees will not be refunded. There may also be cause to make public statements about such non-compliance to protect the broader integrity of EnviroDevelopment.
- The developer may be declared by the National EnviroDevelopment Board of Management to be ineligible for EnviroDevelopment Excellence certification for any project for a period of two years if found to breach the agreement or provide incorrect or false statements. Similarly, any third parties or consultants found to be providing substantially incorrect or false statements or evidence for the purpose of EnviroDevelopment Excellence certification may be declared by the National EnviroDevelopment Board of Management to be ineligible to provide evidence for EnviroDevelopment certification for a period of two years.
- The use of the EnviroDevelopment logo system is protected and action will be taken against persons or organisations found to be fraudulently representing a project, or a component of a project, as an EnviroDevelopment, or fraudulently representing any other product as EnviroDevelopment certified or endorsed.
- EnviroDevelopment Excellence certification is not an alternative to compliance with all Federal, State and Local legislative and regulatory requirements. EnviroDevelopment Excellence projects must fulfil all relevant legislative and regulatory requirements.

Further questions?

An EnviroDevelopment Coordinator is available to answer all queries on the certification process and will provide timely and accurate advice. Contact details for local EnviroDevelopment Coordinators are available via the relevant UDIA state office or at envirodevelopment.com.au. Additional resources, such as case studies, a list of EnviroDevelopment Professionals and facilitation of a workshop discussion specific to a project's EnviroDevelopment application, can also be provided upon request.

Which development type are you?

Low Density Residential
is for projects certified under Masterplanned Communities, Residential Subdivision and Seniors Living (low density).



High Density Residential
is for projects certified under Multi-unit Residential, Mixed Use, Health and Aged Care and Seniors Living (high density).



Non-Residential
is for projects certified under Industrial, Retail, and Commercial.

Credit Availability

The following is a complete list of sections available within Excellence and the credits available for each.

Section	Section Topic	Credits Available
E1	Energy Strategy	3 Credits
E2	Water Strategy	3 Credits
E3	Climate Resilience	1 Credit
E4	Microclimate	1 Credit
E5	Air Tightness	2 Credits
E6	Nature Positive	2 Credits
E7	Biodiversity Indicator	1 Credit
E8	Urban Farm	1 Credit
E9	Active Transport	1 Credit
E10	Community Engagement	1 Credit
E11	First Nations Engagement	1 Credit
E12	Local Character	1 Credit
E13	Demographic Needs and Priorities	1 Credit
E14	Affordable Housing	3 Credits
E15	Economic Uplift	1 Credit
E16	Training and Skills	1 Credit
E17	Industry Advancement	1 Credit
E18	Behavioural Change	1 Credit
E19	Responsible Sourcing	2 Credits
E20	Innovation*	1+ Credits*

*Innovation credits are awarded at the discretion of the National EnviroDevelopment Board of Management, with a possible allocation of between one and three credits in total.

E1. Energy Strategy

Objective

To deliver a comprehensive energy strategy that significantly reduces operational energy demand, enhances energy efficiency, and minimises carbon emissions beyond current Australian regulatory requirements.

Technical note

This credit applies to all development types. The intent is to ensure that energy performance is a core consideration from the earliest stages of planning and design. A robust energy strategy demonstrates the project's commitment to reducing reliance on fossil fuels, improving efficiency, and lowering greenhouse gas emissions in line with Australia's transition to a low-carbon economy.

To meet this credit, projects must engage an appropriately qualified professional to prepare an energy strategy specific to the development. This strategy must outline how energy demand will be reduced through passive design, efficient systems, renewable energy, and smart technologies.

Additional credits are available for projects that achieve more significant reductions in energy demand - with thresholds set at 75% and 90% reduction compared to baseline load (regulatory requirement).

High Density Residential / Low Density Residential / Non-Residential

E1.1.1 An energy strategy must be written for the proposed development by a qualified energy specialist. The strategy should outline how energy use will be optimised in operation, and a plan to reduce carbon emissions by at least 50% beyond Federal and State government regulatory standards.

E1.1.2 The developer commits to implementing recommendations from the energy strategy that will result in a reduction in overall energy demand (50% beyond Federal and State government regulatory standards) and in–term, reduce CO2 emissions through development and operation.

Performance credit(s)

Additional credits will be awarded based on the total percentage reduction in energy demand, beyond Federal and State government regulatory means, as follows:

Credits	Reduction in Energy Use
1	50%
2	75%
3	90%

Note: Energy-based offsets such as carbon offsets and GreenPower can form part of a project's energy strategy.

E2. Water Strategy

Objective

To ensure that the development is designed to minimise potable water demand through efficiency measures and appropriate supply-side options, taking into account current and future water availability in the area, including the effects of climate change.

Technical note

This credit applies to all development types. The intent is to optimise water use across the lifecycle of the development by incorporating water-efficient technologies and design strategies. Projects should aim to reduce potable water consumption by at least 50% beyond regulatory standards, with further reductions rewarded based on performance.

Projects are encouraged to consider innovative approaches to water conservation, such as rainwater harvesting, greywater recycling, and water-efficient landscaping. The overall goal is to reduce the project's reliance on potable water while ensuring a sustainable and resilient water supply for residents and occupants.

High Density Residential / Low Density Residential / Non-Residential

E2.1.1 A water strategy must be written for the project by an appropriately qualified professional. The strategy should outline how water use will be optimised in operation, and a plan to reduce potable water by at least 50% beyond Federal and State government regulatory standards.

E2.1.2 The developer commits to implementing recommendations from the water strategy that will result in a reduction in overall potable water demand through the project's lifespan.

Performance credit(s)

Additional credits will be awarded based on the total percentage reduction in potable water demand, beyond Federal and State government regulatory means, as follows:

Credits	Reduction in potable water
1	50%
2	75%
3	90%

E3. Climate Resilience

Objective

To ensure the development is resilient to current and future climate-related risks by identifying potential impacts and implementing practical mitigation strategies.

Technical note

This credit applies to all development types. To meet the intent of this credit, projects must complete a site-specific Climate Change Risk Assessment that aligns with the principles set out in the CSIRO's Climate Compass framework. This assessment should identify climate risks relevant to the site, such as extreme heat, flooding, bushfire risk, and sea level rise.

Informed by this risk assessment, the project must develop a Climate Resilience Action Plan. The plan should clearly demonstrate how identified risks have directly influenced decisions in the design, construction, and operation of the development.

High Density Residential / Low Density Residential / Non-Residential

E3.1.1 Produce a site-specific Climate Change Risk Assessment which identifies climate risks relevant to the site.

Note: The Climate Change Risk Assessment should align with the principles set out in the CSIRO's Climate Compass.

E3.1.2 Produce a project specific Climate Resilience Action Plan that details how climate risks have informed design, construction, and operational decisions.

Note: To achieve this credit, projects must identify risks and commit to actions to mitigate the identified risks. Mitigation measures must achieve on-the-ground outcomes.

E4. Microclimate

Objective

To ensure the development delivers a comfortable and resilient outdoor environment by mitigating adverse microclimatic conditions through responsive design.

Technical note

This credit applies to all development types. To achieve the intent of this credit, a project-specific microclimate simulation must be completed using a recognised Australian or internationally validated modelling tool.

The simulation should assess the influence of the project's built form, materials, vegetation, and open space layout on local temperature, wind, and humidity conditions. The design response must clearly demonstrate how the findings have informed strategies to reduce heat stress, manage wind comfort, and improve outdoor amenity for future occupants and the wider community.

High Density Residential / Low Density Residential / Non-Residential

E4.1.1 Complete a microclimatic simulation, by a recognised Australian tool, to assess the effect of urban morphology on the external microclimate of the development and the surrounding area. The study must identify how the design and layout of the development influence local temperature, wind, humidity, and other environmental factors.

E4.1.2 Ensure the design of the project responds to the outcomes of the simulation/study to minimise adverse microclimate conditions, such as excessive heat, wind, or rain, ensuring a comfortable outdoor environment for occupants and visitors.

E5. Air Tightness

Objective

To reduce the need for artificial heating and cooling by ensuring that the building envelope is air tight, improving energy efficiency and indoor comfort.

Technical note

This credit applies to High Density Residential and Low Density Residential developments only. To meet the intent of this credit, projects must engage an air tightness specialist to set a target for the entire built form. The project must define and document an air tightness strategy, outlining how the target will be achieved through design and construction practices.

Assessment of air tightness helps reduce energy demand by minimising air leakage and enhancing the overall energy efficiency of the building.

High Density Residential / Low Density Residential

E5.1.1 An air tightness Target & Strategy must be provided with the following included:

- Engage an air tightness specialist to set a target of < 2.5 or lower for the whole building at ACH@50Pa (Air Changes per hour at 50 Pascals)
- Define and document an airtightness strategy that demonstrates how the target will be achieved through design and construction

Documentation provided should include an Air Tightness Target Declaration and Design Detailing Strategy prepared by an appropriately qualified professional.

Non-Residential

This credit is not available for use within Non-Residential development types. If a Non-residential project can demonstrate a positive air tightness outcome, credit should be sought under the Innovation section.

Performance credit(s)

An additional credit is available for projects that can demonstrate a lower target.

Credits	Reduction in Energy Use
1	<2.5 ACH@50Pa
2	<1 ACH@50Pa

E6. Nature Positive

Objective

To facilitate the integrated design of green infrastructure and living landscapes into open spaces and built form to enhance amenity, improve liveability for future occupants, and increase urban resilience.

Technical note

This credit encourages design teams to elevate the integration of green infrastructure and adopt the principles of Nature Based Design for the design of built form and open space. An integrated design approach which successfully integrates living landscape, trees, and green space will deliver numerous benefits including improved wellbeing and enhanced amenity to occupants through a closer connection to nature, mitigate the urban heat island effect and strengthen connections to surrounding natural systems.

Design teams should refer to the Nature Based Cities Design Guidelines for detailed guidance in relation to design principles, approaches and green infrastructure typologies.

Nature Based Cities Design Guidelines – Medium & High Density
Nature Based Cities Design Guidelines – Precincts & Communities

For further details see naturebasedcities.org.au

High Density Residential / Low Density Residential / Non-Residential

P6.1.1 Provide evidence of Nature Based Cities accreditation, either Commended (1 Credit) or Exemplary (2 Credits).

1 Credit: Commended



2 Credits: Exemplary



E7. Biodiversity Indicator

Objective

To protect, restore and enhance on-site biodiversity and ecological value.

Technical note

This credit applies to all development types. This credit encourages the design of landscaping which enhances biodiversity outcomes. The intent is to improve ecological value, increase habitat opportunities, and strengthen connections to surrounding natural systems.

Design responses should consider the local ecological context, including existing vegetation, fauna corridors, and regional biodiversity strategies. Plant species selection should prioritise native and endemic varieties that support local wildlife.

High Density Residential

P7.1.1 Prepare a Biodiversity Enhancement Plan for the site.

The Biodiversity Enhancement Plan should include an assessment of the current site conditions, potential threats and recommend actions to mitigate threats and enhance habitat, whether existing or created by the development.

The plan should be implemented early enough to influence key decision making. The plan will carry out a site survey to understand existing biodiversity and to provide appropriate and meaningful ecological enhancement recommendations.

The purpose of the Biodiversity Management Plan is to ensure recommendations achieve the intended outcomes including roles and responsibilities in the implementation of the plan. The Plan must be incorporated into the handover package at completion for education to residents.

Note: The plan must include key governing documents for verification including the landscape plan/strategy.

Low Density Residential / Non-Residential

P7.1.2 Contribute green open space 100% in excess of planning authority requirements for the project. Demonstrate how the green space contribution is directly linked to delivering biodiversity outcomes for the local ecosystem.

Provide clear evidence that green space is in excess of planning authority requirements for the project, including calculations, evidence that green space is in excess of government requirements and ecological benefits.

Note: Green space calculations must be based only on on-site green space provision. Off-site contributions, such as offsets, are not to be included in meeting this criterion.

E8. Urban Farm

Objective

To create productive urban farming spaces that enhance community engagement and promote sustainable food practices.

Technical note

This credit applies to all development types. The intent is to establish urban farming areas that encourage community involvement in sustainable food production.

These spaces should not only provide local food sources but also serve as educational tools for residents and the broader community. Urban farms must be designed to integrate seamlessly into the site, with efficient water management through on-site rainwater capture and sustainable growing practices. The development should foster community interaction, with the farm offering educational and training opportunities related to sustainable food production and biodiversity.

High Density Residential / Low Density Residential / Non-Residential

E8.1.1 Design and construct an Urban Farm for use by the project which at a minimum includes:

- 50sqm of viable product planting spaces;
- Irrigated by water captured on-site;
- Beehive installation.
- Produce 5 sources of food for local community/residents/tenants; and
- Include an education and training program for residents/community/tenants.

A comprehensive plan for the farm must be supplied as supporting evidence, including the size, location, ownership structure, and maintenance.

E9. Active Transport

Objective

To encourage active transport options, reduce vehicle reliance, and promote healthier, more sustainable travel within the development.

Technical note

This credit applies to all development types. The intent is to promote the use of active transport (walking, cycling, etc.) as a primary mode of transportation within the development, reducing reliance on private vehicles and promoting healthier, more sustainable lifestyles.

The overall goal is to create environments that facilitate and encourage walking, cycling, and other forms of active transport, improving public health and reducing the carbon footprint of transportation.

High Density Residential

E9.1.1 Provide active transport parking for 100% of dwellings (1 park per dwelling). Parking area must be designed for the sole use of active transport parking, including secure entry and entry/exit map.

E9.1.2 Provide safe and accessible connections for active transport to and from the project. This should include dedicated pathways/entry points for active transport.

E9.1.3 Provide electric bike/scooter charging capability for 10% of total active transport parking provided.

Low Density Residential

E9.2.1 Include bike racks, shaded rest stops, water bubblers, seating, and other end-of-trip amenities at parks, community spaces, or local centres to encourage recreational and daily active transport use.

E9.2.2 Install directional signage, distance markers, and maps throughout the development to help pedestrians and cyclists navigate the neighbourhood and connect to broader greenways or bike networks.

E9.2.3 Integrate raised pedestrian crossings, refuge islands, or other traffic calming measures at key junctions to improve walkability and child safety.

Non-Residential

For Commercial and Retail projects please follow *High Density Residential* requirements.

For Industrial projects, please follow *Low Density Residential* requirements.

E10. Community Engagement

Objective

To foster a transparent and collaborative relationship with the local community throughout the development process, ensuring that all stakeholders are informed, engaged, and have the opportunity to contribute to the project's success.

Technical note

This credit applies to all development types. To meet the intent, projects must engage with the local community before, during, and after the development process. Engagement should involve meaningful communication with local stakeholders, ensuring transparency and inclusion.

Developers must provide evidence of community consultation prior to application lodgement, during construction, and through pre-settlement events. The engagement process must be clearly documented, including dates, times, methods, and groups involved.

Alternatively, projects can follow the UDIA's Community Engagement Guide and Toolkit as an approved pathway to meet this credit.

High Density Residential / Low Density Residential / Non-Residential

E10.1.1	Engage with the local community prior to application lodgement. Provide evidence to show schedule of activities including dates, times and individuals/groups that were engaged.
E10.1.2	Engage with surrounding community during construction to keep them informed of construction activities and timelines. Evidence to show communication plan including engagement frequency and method of communication.
E10.1.3	Initiate pre-settlement events to engage emerging community prior to move-in. Evidence to include schedule of event(s), location and agenda.

Alternative Pathway

E10.1.4	Implement and show evidence of following the UDIA's Community Engagement Guide and Toolkit. Evidence of engagement activities against principles is required.

E11. First Nations Engagement

Objective

To integrate First Nations engagement and design principles into the development, fostering cultural respect and representation.

Technical note

This credit applies to all development types. The intent of this credit is to ensure that First Nations culture and knowledge are meaningfully incorporated into the project's design and development process. Projects will engage with First Nations communities and design groups to ensure cultural principles and values are embedded in the project's design.

Design considerations should reflect local First Nations heritage, including but not limited to site significance, cultural practices, and connection to land. The developer must provide evidence of engagement and outline specific design elements that are influenced by these consultations, with clear rationale and significance behind each choice. This may include land and water management practices, inclusion of cultural symbols or public art, and respectful recognition of the traditional custodians of the land.

High Density Residential / Low Density Residential / Non-Residential

E11.1.1 Engage a First Nations' design group/advisory group to advise on appropriate design principles which could be incorporated within the project to recognise and reflect local First Nations heritage of the project and area. Evidence should include a list of design considerations including rationale and significance.

E12. Local Character

Objective

To ensure that the development considers, encapsulates, and relates to the local character while reinforcing its own identity.

Technical note

This credit applies to all development types. To meet the intent of this credit, applicants must demonstrate how the design responds to the distinctive architectural, environmental, and cultural elements of the local area. The process must be informed by a detailed site and context analysis and consultation with relevant stakeholders.

High Density Residential / Low Density Residential / Non-Residential

E12.1.1 Undertake a local character assessment that includes the review of architectural style, materiality, built form, public realm character, and cultural features within at least a 400m (1km for low density projects) radius of the development site.

E12.1.2 Engage with relevant stakeholders (including local council and local community groups) during the early design stages to understand and incorporate expectations around character, identity, and place.

E12.1.3 Demonstrate how the final design directly responds to the outcomes of the local character assessment and consultation process, including:

- Use of locally appropriate materials and colour palettes
- Built form transitions that align with adjacent context
- Integration of local planting species in landscape design
- Inclusion of place-specific features such as art, heritage elements, or culturally significant forms

Supporting documentation must include site analysis findings, consultation records, and a narrative outlining how local character has been reflected in the proposed design.

E13. Demographic Needs and Priorities

Objective

To ensure that development responds to the specific needs and priorities of the local population by aligning housing, infrastructure, and services with current and projected demographic, social, and economic trends.

Technical note

This credit applies to all development types. To achieve the intent of this credit, a project-specific demographic review must be completed. This should draw on local planning strategies, census data, economic studies, and direct consultation with community stakeholders.

The findings should be used to guide decisions on housing types, community infrastructure, and employment or service opportunities. Engagement with local authorities and alignment with strategic priorities is encouraged to ensure developments meet both current and future community needs.

High Density Residential / Low Density Residential

E13.1.1 Complete a demographic review that includes local economic studies, planning policies, and consultations with stakeholders to identify the needs and priorities for housing, services, and facilities in the area.

E13.1.2 Ensure that the housing mix and community facilities are based on the findings of the demographic review, tailored to address local trends and future needs.

E13.1.3 Conduct consultations with the local community to prioritise their needs and ensuring alignment with local authority strategies.

Non-Residential

E13.2.1 Complete a demographic review that includes local economic studies, planning policies, and consultations with stakeholders to identify the needs and priorities for job creation, services, and facilities in the area.

E13.2.2 Ensure that the project is designed based on the findings of the demographic review, tailored to address local job trends and future needs.

E14. Affordable Housing

Objective

To support inclusive communities by increasing access to housing that is affordable for low to moderate income households, delivered in well-located areas with access to essential services and infrastructure.

Technical note

This credit applies to both Low Density Residential and High Density Residential developments only. The intent of this credit is to promote the provision of affordable housing in urban development projects, ensuring that at least 30% of the total dwellings are affordable to low to moderate-income households, based on commonly accepted definitions. "Affordable Housing" refers to housing that costs no more than 30% of gross household income for eligible households and is suitable for the household size and needs.

Affordable housing can be achieved through various models, including rental or ownership schemes, partnerships with registered community housing providers, build-to-rent projects, or government incentive programs.

High Density Residential / Low Density Residential

E14.1.1 Develop and implement an Affordable Housing Policy for the project that ensures a minimum of 15% of total dwellings meet the definition of affordable housing for low to moderate income households.

The policy must outline:

- The intended income groups targeted (e.g. very low, low, moderate income brackets as defined by state policy)
- Delivery mechanism (e.g. sale to registered affordable housing provider, long-term rental management agreements, shared equity, etc.)
- Access to essential services, including proximity to public transport, schools, community facilities, and everyday retail
- Tenure type (rental, ownership, or mixed)
- Commitment to long-term affordability (minimum of 10 years preferred)

Note: Projects may meet this credit by transferring or leasing affordable dwellings to a registered Community Housing Provider (CHP) or similar not-for-profit housing provider.

Non-Residential

This credit is not available for *Non-Residential* development types.

Performance credit(s)

Additional credits are awarded based on the total percentage increase in affordable housing provided within the project, as follows:

Credits	For % of Affordable Housing Provided
1	15-19%
2	20-29%
3	30%+

E15. Economic Uplift

Objective

To increase economic well-being by ensuring that the development stimulates local employment, attracts investment, and supports existing and emerging economic activity in the surrounding area and broader region.

Technical note

This credit applies to all development types. To achieve the intent of this credit, applicants must demonstrate how the project supports the local or regional economy through employment creation, business support, or alignment with economic development strategies.

Economic impact may be demonstrated through a project-specific economic study that addresses job creation, skills needs, inward investment opportunities, and integration with surrounding economic activity. Studies should reference local or state government economic strategies where relevant.

High Density Residential / Low Density Residential

E15.1.1 Undertake an Economic Opportunity Study to assess local economic conditions, including population growth, employment trends, and existing industry clusters. The study should explore how the development can generate a positive economic impact through job creation, local spending, and service activation.

E15.1.2 Produce a skills gap analysis that identifies workforce needs in the surrounding area. Outline how the development may respond to or support workforce development, training opportunities, or live-work integration for key workers or emerging industries.

E15.1.3 Show how the project supports or enhances existing local businesses and economic activity, for example through activation of ground floor uses, shared facilities, or increased local demand for goods and services.

E15.1.4 Provide evidence that the development is aligned with local or regional economic development strategies such as council economic plans, planning frameworks, or priority precinct policies.

Non-Residential

E15.2.1 Undertake an Economic Opportunity Study to assess local economic conditions, including population growth, employment trends, and existing industry clusters. The study should explore how the development can generate a positive economic impact through job creation, local spending, and service activation.

E15.2.2 Include a workforce and industry alignment analysis, identifying gaps in the local labour market and outlining how the project could enable employment participation, apprenticeships, or industry partnerships.

E15.2.3 Provide evidence that the development is aligned with local or regional economic development strategies such as council economic plans, planning frameworks, or priority precinct policies.

E16. Training and Skills

Objective

To contribute to the local community by enhancing skills and training opportunities, particularly through the construction phase, and ensuring ongoing support for workforce development.

Technical note

This credit applies to all development types. The developer must work closely with local stakeholders, including businesses, training providers, and community organisations, to identify skills gaps and opportunities for training within the local workforce. The project should focus on providing both short-term (construction phase) and long-term (ongoing) training initiatives that align with local employment needs, promoting skill-building within the community.

High Density Residential / Low Density Residential / Non-Residential

E16.1.1 Consult with local community groups, businesses, training providers, and relevant authorities to identify training and skills initiatives needed within the local area. This process can build on the findings from the *Demographic Needs and Priorities* review and align with local economic and employment strategies.

E16.1.2 Incorporate strategies to provide training opportunities for local workers. These may include apprenticeships, traineeships, or job placements, with a particular focus on construction, sustainable building practices, and other trades aligned with the needs of project.

E16.1.3 Demonstrate ongoing support for training and skills initiatives beyond the construction phase of the project. This could involve partnerships with local training providers to establish long-term training pathways (such as TAFE), including vocational education and training (VET) programs, First Nations training programs, that benefit residents and local businesses.

E17. Industry Advancement

Objective

To support the advancement of the Australian property and construction industry through the testing, evaluation, and transparent sharing of innovative practices, materials, or technologies that can improve sustainability, efficiency, or community outcomes.

Technical note

This credit applies to all development types. The intent is to encourage developers to actively contribute to industry progress by piloting or testing new materials, technologies, or processes within their projects and sharing findings for broader benefit. This could include construction innovations, sustainability tools, digital platforms, or community engagement strategies.

To achieve the credit:

- Testing or research must be project-specific, with a clear rationale for its selection and anticipated industry or community benefit.
- The initiative should demonstrate alignment with emerging best practice, policy directions, or known challenges in the Australian built environment.
- Insights gained must be shared publicly with the broader industry via recognised channels such as:
    - Industry forums or conferences
    - UDIA or similar peak body events
    - Published white papers, reports, or digital articles
    - Partnerships with research institutions or universities

The goal is to drive measurable learning and improvements beyond the individual project.

High Density Residential / Low Density Residential / Non-Residential

E17.1.1 Undertake testing and/or research on a new material, methodology, or product related to the project. Provide evidence of testing/research undertaken by project with a detailed rationale on how this research/testing will benefit the broader industry and/or the community.

E17.1.2 Share results and insights with broader industry. Provide evidence of how the results have or will be shared with the broader industry through events, published reports or other communication channels.

E18. Behavioural Change

Objective

To foster long-term behavioural change by educating end users on sustainability practices and empowering them with tools to monitor and manage their own energy and water consumption.

Technical note

This credit applies to all development types. The intent is to embed sustainability awareness at the user level, ensuring that the people who live, work, or operate within the development are informed, engaged, and able to take direct action to reduce their environmental impact.

To achieve the credit:

- A formal sustainability education program must be developed and implemented, tailored to the project's end users (residents, tenants, or facility managers).
- Best available monitoring systems for energy and water must be installed to each dwelling or tenancy. These systems must clearly communicate live-time consumption data and highlight opportunities for behavioural change.
- Solutions should be user-friendly and, where possible, aligned with government-supported platforms or smart home technologies commonly available in the Australian market.

High Density Residential

E18.1.1 Design and implement an education program to all residents/tenants of the project to provide information on sustainability initiatives. Details of the education program including overarching strategy, actions, and timeline of rollout must be provided.

E18.1.2 Provide a real-time monitoring system for all dwellings/tenancies for energy OR water usage. The system should prioritise explanation of key sustainability benefits and drive behavioural changes.

Low Density Residential

E18.2.1 Design and implement an education program to all residents/tenants of the project to educate on sustainability initiatives. Details of the education program including the overarching strategy, actions, and timeline of rollout must be provided.

E18.2.2 Facilitate the installation of a real-time metering system for all dwellings/tenancies for energy OR water usage. System should prioritise explanation of key sustainability benefits and drive behavioural changes.

Non-Residential

E18.3.1 Design and implement an education program to all tenants/users of the project to educate on sustainability initiatives. Details of education program including the overarching strategy, actions, and timeline of rollout must be provided.

E18.3.2 Provide a real-time monitoring system for all tenancies for energy OR water usage. System should prioritise explanation of key sustainability benefits and identify behavioural changes.

E19. Responsible Sourcing

Objective

To minimise the environmental impact of construction materials by promoting the use of responsibly sourced and recycled materials, while encouraging a reduction in resource consumption throughout the project's lifecycle.

Technical note

This credit applies to all development types. The intent of this credit is to promote the use of responsibly sourced materials that minimise environmental impact throughout their lifecycle. Projects should aim to reduce the demand for virgin resources by incorporating materials with high recycled content, those that are reused on-site, and materials that are responsibly sourced.

Design responses should prioritise the use of materials with post-consumer recycled content, on-site reused materials, or pre-consumer recycled content. This strategy helps conserve natural resources, reduce waste, and lower carbon emissions associated with material production.

High Density Residential

E19.1.1 Ensure that materials used in built form works meet responsible sourcing criteria by incorporating a minimum of 20% of the total mass from the following sources:

- Post-consumer recycled content
- On-site reused materials
- One-half of the pre-consumer recycled content

E19.1.2 Include responsibly sourced materials in the following civil works elements, incorporating a minimum of 20% of the total mass, as applicable:

- Roadways, parking lots, and pathways
- Base and sub-base materials for the above
- Rainwater, sewer, energy and water infrastructure

Low Density Residential / Non-Residential

E19.2.1 Include responsibly sourced materials in the following civil works elements, incorporating a minimum of 20% of the total mass, as applicable:

- Roadways, parking lots, and pathways
- Base and sub-base materials for the above
- Rainwater, sewer, energy and water infrastructure
- Retaining walls, and structural fill

E19. Responsible Sourcing

Technical note (continued)

Low Density Residential / Non-Residential

E19.2.2 For all built form contracted by the developer, ensure that materials used meet responsible sourcing criteria by incorporating a minimum of 20% of the total mass from the following sources:

- Post-consumer recycled content
- On-site reused materials
- One-half of the pre-consumer recycled content

Performance credit(s)

An additional credit is available for all project types that can demonstrate an increased in materials derived from responsible sourcing.

Credits	% of mass is responsibly sourced
1	20-39%
2	40%+

E20. Innovation

Objective

To promote innovation within the property industry by implementing Australian-first practices that lead to significant advancements in sustainability and development processes.

Technical note

This credit applies to all development types. The intent of this credit is to encourage the exploration and adoption of innovative practices, products, or principles that push the boundaries of sustainable urban development in Australia. To achieve this, projects must demonstrate the implementation of a unique or pioneering approach that has not previously been applied within the industry or received recognition under this rating tool.

High Density Residential / Low Density Residential / Non-Residential

E20.1.1 This credit is given at the discretion of the EnviroDevelopment National Board of Management to a project that demonstrates innovation through the adoption of a practice, product or principle.

Note: This credit cannot be given for an innovation that has already received credit within this rating tool.

Performance credit(s)

Additional credits are available under Innovation, given at the discretion of the National EnviroDevelopment Board of Management.

Glossary

ACH@50Pa (Air changes per hour at 50 Pascals) A measure of building airtightness. It indicates how many times the air inside a building is replaced per hour when pressurised at 50 Pascals. Lower values represent better airtightness and energy efficiency.

Affordable in the context of residential property means:

a. The average weekly rent payable by occupiers for a residence in the local region is equal to or less than 30% of the median household income for the local region; and,

b. the average weekly home loan repayment payable by owner occupiers for a residence in the local region is equal to or less than 30% of the median household income for the local region where weekly mortgage repayments are calculated on the basis that the initial loan was for an amount equal to 90% of the purchase price for a term of 30 years and the interest rate is equivalent to the standard variable home loan rate charged by the project developer's financial institution.

Affordable housing refers to housing that costs no more than 30% of gross household income for eligible households and is suitable for the household size and needs.

Community Housing Provider (CHP) A not-for-profit organisation registered under state or national housing regulations that delivers affordable housing to low and moderate-income households.

Climate Compass is a framework developed by the Commonwealth Scientific and Industrial Research Organisation (CSIRO) to assess climate-related risks. It guides projects in identifying and responding to risks such as heatwaves, flooding, bushfires, and sea level rise.

Economic Opportunity Study is a report assessing how a development can support local economic growth, job creation, and investment. It may include workforce analysis and alignment with regional strategies.

Green Infrastructure means a network of green spaces and planting, designed and managed to support the liveability, sustainability and resilience.

GreenPower is a government-accredited renewable energy program in Australia that enables households and businesses to support electricity generation from renewable sources such as wind, solar, and hydro.

Innovation credits are credits awarded for pioneering practices, technologies, or approaches not previously recognised in the rating tool. These are granted at the discretion of the National EnviroDevelopment Board of Management.

Key worker is a person who is employed as an emergency service worker (police, ambulance, fire brigade etc), nurse or educator.

Microclimate Simulation is a modelling process that assess how a development affects local environmental conditions such as temperature, wind, and humidity. Used to infirm design strategies and outdoor comfort.

On-site reused materials are materials that are salvaged and reused directly within the development site.

Glossary

Performance Credits are additional credits awarded for exceeding baseline sustainability targets (e.g. energy or water reductions beyond 50%, 75%, or 90%).

Post-consumer recycled content is materials that have been used by consumers and then recovered or recycled after their intended use.

Pre-consumer recycled content is materials that are reclaimed during the manufacturing process but never reached the consumer.

Potable water means water of a quality suitable for drinking, cooking and personal bathing having regard to the Australian Drinking Water Guidelines developed by the National Health and Medical Research Council and amended or replaced from time to time.

Project means the development which is the subject of the application for EnviroDevelopment Excellence.

Responsible sourcing / responsibly sourced materials are construction materials that are recycled, reused, or ethically sourced to reduce environmental impact and resource consumption.

UDIA Community Engagement Guide and Toolkit A practical resource designed by the UDIA to help members engage effectively with communities during development projects. Contact your local EnviroDevelopment Coordinator to request a copy.

Notes

Notes

Checklist

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EnviroDevelopment
Head Office:

GPO Box 2279, Brisbane Qld 4001
E: info@envirodevelopment.com.au
T: 07 3229 1589
envirodevelopment.com.au

Enviro
Development
Certified
Excellence

Urban
Development
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