



Te Tauoma

Homestar V5 | Stage 1B Initial Design Review

14 Sept 2021 | DRAFT

done.
project planning + delivery

1.0 DOCUMENT CONTROL

Date Issued	14 th September 2021
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Issued	As draft, for discussion

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3.0 EXECUTIVE SUMMARY

3.1 Approach

Shundi Tamaki Village Limited (Shundi) have expressed interest in pursuing Homestar certification to uphold their commitment to creating a sustainable, high-quality community to live in. This is a further expression of their respectful partnership with mana whenua, who are also steadfast in ensuring that the natural environment and people of Te Tauoma and the surrounding area are protected and valued throughout the design and construction process and once Te Tauoma is a living community.

Shundi have engaged done. Project Planning + Delivery (done.) to review current design documentation and produce a report which includes:

- A site-wide overview that identifies opportunities and recommends a range of Star ratings to target across the masterplan area.
- The likelihood of achieving points in criteria where there is enough information to do so.
- A recommended methodology to move forward.

The timeliness of this request has enabled done. to provide initial advice at a point in the design and consenting process when Homestar can be used as a meaningful tool to drive tangible improvements, rather than an exercise of targeting points for mere ease of certification.

done. has assessed points to target which best align with the core values and principles agreed between Shundi and mana whenua:

- Rangatiratanga (Leadership + Influence)
- Kaitiakitanga (Natural Environment)
- Whakapapa (Culture + Identity)
- Manaakitanga (Wellbeing)
- Ōhanga (Economic Development + Prosperity)

This is an initial assessment only. It is recommended that this report be reviewed by Shundi and mana whenua, who jointly agree points to be targeted. The report considers Stage 1 for all project-wide credits and Stage 1B buildings for all typology based credits. Stage 1A buildings have not been reviewed / considered at this time.

3.2 Initial Findings

This report presents initial findings / recommended targets based upon a high-level review of current design documentation. A formal rating can only be provided by a Homestar Assessor following project registration with the New Zealand Green Building Council (NZGBC), a thorough review of all necessary documentation, completed Homestar calculators and a formal assessment submission.

It is recommended that Shundi target a 7-8 Homestar rating. This will be dependent upon 'gateway' mandatory minimum requirements being met.

Project-wide credits: Due to Shundi's site selection (brownfield site which is well-positioned within existing and planned sustainable transport routes and community amenities), approach to masterplanning (particularly increasing density, holistic stormwater management and native planting) – the project is well-positioned to achieve a number of points within Homestar project-wide credits. It is deemed reasonable to target 81.5 of 120 available project wide credits.

Typology-based credits containing mandatory minimum requirements: As a first step, mandatory minimum credits should be analysed and addressed in more detail. Ideally these recommended next steps would be addressed first as a 'stop / go' exercise for pursuing Homestar Version 5 further, as they relate to mandatory minimum requirements of the standard. Further detail is included in the next steps section on page 6.

Non-mandatory typology-based credits: Should be assessed in more detail once mandatory minimum credits and project-wide credits have been assessed. It is more difficult to provide initial findings / recommended targets for these four credits at this time as they are reliant upon preceding Homestar actions being taken, and further design development.

4.0 HOMESTAR V5 | A BRIEF INTRODUCTION

4.1 Purpose

“Homestar is a comprehensive, national, residential rating tool that evaluates the environmental and design attributes of New Zealand’s homes, providing a scale that creates value around warm, healthy, sustainable, and efficient dwellings... The overarching objective of the Homestar rating tool is to improve the performance and environmental impact of new and renovated New Zealand dwellings, making them warm, healthy, comfortable places to live. This also helps Aotearoa achieve its obligations under the Paris Climate Accord.”

– New Zealand Green Building Council (NZGBC)

4.2 Homestar Categories

The Homestar tool is divided into four categories that form the key foundations of Homestar. Within each category are credits that address specific areas relating to that category.

1. Efficient

This category rewards smaller dwellings and residential developments with smaller footprints that consequently require fewer resources to build, operate and occupy, and attributes that contribute to a reduction in energy and water use within the dwelling.

2. Healthy and Comfortable

Rewards dwelling attributes that contribute to occupant comfort and health, such as ventilation, moisture control, acoustics and natural light. It also recognises interior finishes that minimise the detrimental impact on occupant health from products that emit pollutants such as Volatile Organic Compounds (VOCs).

3. Liveable

Rewards safe, secure and adaptable dwellings.

4. Environmentally Responsible

Rewards dwelling attributes that contribute to having a lower environmental impact through responsibly-sourced materials, effective stormwater management and measuring and reducing embodied carbon.

4.3 Points and Star Bands

Homestar rates a home on a scale of 1 to 10 stars; however, only those achieving a 6 to 10 Homestar Rating can be ‘certified’. These stars correspond to the total number of points achieved against the Homestar credit criteria within each category, as well as the mandatory minimums met. There is a total of 130 points available within the tool for apartments and terraces.

Star Bands	
Rating	Required Score
6 Homestar	60 – 69.9 points
7 Homestar	70 – 79.9 points
8 Homestar	80 – 89.9 points
9 Homestar	90 – 99.9 points
10 Homestar	100+ points

In order to ensure a baseline standard, a number of key areas have mandatory minimum levels that must be achieved for a particular star rating.

4.4 Typology based credits vs. Project-wide based credits.

Of particular importance to developments like Te Tauoma (where there are multiple dwellings within a development site) Homestar consists of credits which assess design and construction on a project-wide basis *or* a typology basis – depending on the credit.

Typologies are designs that are repeated for multiple dwellings within the same development. Grouping multiple dwellings into a typology allows for a streamlined documentation process by only requiring one set of documentation to be submitted for most credits per typology. Only the 'worst case scenario' dwelling of each typology is assessed. The resulting points for that dwelling are then applied to all dwellings of that typology. As such, all dwellings within a typology must meet or exceed the points claimed within each credit for that typology.

All dwellings within a typology must have the same:

- Number of bedrooms
- Number of bathrooms
- Conditioned floor area¹ +/- 10%
- Claimed performance of specified (Design) or installed (Built) components

Project-wide based credits are those which are related to the whole site or are consistent across the site for example Urban Density, Sustainable Transport, Construction Waste or Site Water and Ecology.

For example, for the Te Tauoma – Stage 1B Assessment:

- 11 credits will be assessed on a project-wide basis.
- 10 credits will be assessed multiple times for the *worst-case scenario apartment* in each typology. For Stage 1B, these credits will be assessed 7 times for the worst-case scenario apartment each of the following typologies:
 - W4:
 1. Apt Studio
 2. Apt 2.5 bed
 - W5:
 3. Apt 1 bed
 4. Apt 2 bed
 5. Apt 2.5 bed (different layout to W4 Apt 2.5 bed)
 6. Apt 3 bed
 7. Apt 3.5 bed

The worst-case scenario apartment for thermal credits may be for example, an end apartment with more external walls and the most south facing glazing, whereas for the Daylight credit, it may be the apartment with the least windows (a middle apartment for example). Worst-case scenario apartments are best determined by apartment-based thermal modelling and therefore, this has been recommended as a first step.

¹ Conditioned floor area is the space that is within the thermal envelope of the dwelling and could maintain a temperature band of 20-25C for 365 days of the year. Includes half thickness internal partition walls in apartments.

5.0 NEXT STEPS SUMMARY

The following high-level next steps are provided as a recommended way forward. There are multiple sub-steps within each step which can be guided by done. as the project progresses. It is recommended that evidence required to comply with Homestar is compiled alongside design development and project progress to avoid lost documentation and missed opportunities.

Step 1: Based on high-level, initial information provided by Shundi, it is possible that the current mechanical ventilation does not comply with the mandatory minimum requirements for the Homestar Ventilation credit (HC3). The very first step should be for the mechanical engineer to be provided with Homestar requirements and advise if criteria are met or if changes are required in order to achieve mandatory minimum criteria - enabling Shundi to make a decision about how to proceed.

Step 2: If it is looking likely that Ventilation (HC3) will comply with mandatory minimum requirements, the next step will be to identify if the current design complies with Energy Use (EF4), Winter Comfort (HC1) and Summer Comfort (HC2), or if design changes are required to comply. This will involve requesting a fee proposal to conduct apartment based thermal modelling. The results of such modelling can also be used to assess which is the worst-case scenario apartment in each typology enabling other typology-based credits to be assessed in detail. The reason that this is recommended as Step 2, following Step 1 is that there is likely a greater financial investment required for apartment based thermal modelling and assessment than there is for a review of Ventilation credit criteria by a mechanical engineer.

Step 3: For the mandatory minimum credit Water Use (EF3), we've been advised by Shundi that water related fixtures and fittings are yet to be specified (toilets, showers, dishwashers etc.) therefore Homestar criteria can be integrated into specification and subsequent actions can follow.

Step 4: For Moisture Control (HC4), the first step is to work with the architect to understand if mandatory minimum requirements are achieved including: whether or not all junctions between external walls, floors and roofs meet a minimum fRsi factor of 0.55 and whether or not windows are thermally broken.

Step 5: Consider the next steps to achieve project-wide credit targets. Te Tauoma is well positioned to achieve many project-wide credit targets. The necessary evidence should be compiled to lock in these points.

Step 6: At this point, we should check in whether it is likely that Te Tauoma is geared to earn enough points to achieve Homestar 8. If so, there are additional mandatory minimums thresholds which will need to be planned for and assessed over various credits:

- Energy Use (EF 4) to achieve Homestar 8 or higher, maximum onsite greenhouse gas emissions associated with space heating, hot water and refrigerants must not exceed 2 kg.CO₂-e/m²
- Moisture Control (HC4) to achieve Homestar 8, homes must be pressure tested and achieve a maximum air leakage of 3.0 maximum pressure test result at 50Pa, m³/m²/hr
- Embodied carbon (EN2) to achieve Homestar 8, a full cradle-to-cradle lifecycle assessment of the greenhouse gas emissions associated with products and the materials used to construct the home, calculated in accordance with ISO14040 and EN15978 is required.

Step 7: Assess whether any initiatives should be put forward for Innovation points (IN1). 10 points are available to encourage the uptake of building initiatives which significantly reduce the environmental impact of the dwelling. The strong partnership between Shundi and mana whenua, and the creation of Te Mana Motuhake o Te Tauoma (the cultural masterplan) is an example of an initiative which could be explored. Initiatives should be put forward to the NZGBC for consideration in writing.

Step 8: Consider the next steps to achieve non-mandatory typology-based targets.

On the following pages, Homestar credits are grouped into the following categories, which align sequentially with the above next steps:

- Typology-based credits containing mandatory minimum requirements (Steps 1-4)
- Project-wide credits (Step 5)
- Non-mandatory typology-based credits (Step 8)

6.0 TYPOLOGY-BASED CREDITS CONTAINING MANDATORY MINIMUM REQUIREMENTS

#	Credit Name	Credit Aim	Project-wide or typology based?	Mandatory or non-mandatory?	Mandatory minimum credits	Credits Available - Apartments	Te Tauoma Target	Comments	Next steps (If Shundi / MW agree to target these points...)	Tenant benefit
EF3	Water Use	To encourage and recognise water conservation through water efficient fittings and rainwater harvesting.	Typology-based	Mandatory	4	12	7	• We've been advised that water related fixtures and fittings are yet to be specified (toilets, showers, dishwashers etc.) therefore Homestar criteria can be integrated into specification • Apartments are to be individually metered which is a Homestar requirement to encourage water conservation • Based on initial information provided, it seems unlikely that water demand offset minimums will be achieved through rainwater harvesting.	• Homestar criteria should be integrated into the specification of water related fixtures and fittings. • The Homestar water calculator can then be used to assess compliance with this credit for the worst-case apartment in each typology. • done. compile necessary evidence for Homestar submission. • Provide total anticipated water demand and water demand offset through rainwater harvesting in order to determine if threshold is met to achieve points. • 7 points (mid-range) are targeted ahead of further assessment.	Yes - water costs
EF4	Energy Use	To reduce operational energy consumption, energy costs and greenhouse gas emissions associated with the use of heating, hot water, ventilation, lighting and refrigerants within the home.	Typology-based	Mandatory	12	20	14	In order to assess Homestar categories EN4 – (Energy Use), HC1 (Winter Comfort) & HC2 (Summer Comfort), thermal modelling is required which addresses each individual apartment in line with the Homestar Energy Modelling Protocol.	• The first step is to request a fee proposal to conduct apartment based thermal modelling, to identify if the current design complies or if changes are required. This should be completed directly after HC3 ventilation analysis, as it relates to mandatory minimum requirements and is a 'stop, go' exercise for pursuing Homestar further. • 14 points (Homestar 7) are included as the target for Te Tauoma ahead of modelling being available.	Yes - energy costs

HC1	Winter Comfort	To recognise the reduction of purchased energy associated with space heating and cooling of the home, through good design of the thermal envelope.	Typology-based	Mandatory	15	22	17	In order to assess Homestar categories EN4 – (Energy Use), HC1 (Winter Comfort) & HC2 (Summer Comfort), thermal modelling is required which addresses each individual apartment in line with the Homestar Energy Modelling Protocol.	- The first step is to request a fee proposal to conduct apartment based thermal modelling, to identify if the current design complies or if changes are required. This should be completed directly after HC3 ventilation analysis, as it relates to mandatory minimum requirements and is a 'stop, go' exercise for pursuing Homestar further. 17 points (Homestar 7) are included as the target for Te Tauoma ahead of modelling being available.	Yes - comfort & energy costs
HC2	Summer Comfort	To reduce the risk of summertime overheating.	Typology-based	Mandatory	2	6	4	In order to assess Homestar categories EN4 – (Energy Use), HC1 (Winter Comfort) & HC2 (Summer Comfort), thermal modelling is required which addresses each individual apartment in line with the Homestar Energy Modelling Protocol.	- The first step is to request a fee proposal to conduct apartment based thermal modelling, to identify if the current design complies or if changes are required. This should be completed directly after HC3 ventilation analysis, as it relates to mandatory minimum requirements and is a 'stop, go' exercise for pursuing Homestar further. 4 points (Homestar 7) are included as the target for Te Tauoma ahead of modelling being available.	Yes - comfort & energy costs
HC3	Ventilation	To encourage and recognise ventilation measures that control indoor moisture levels, improve indoor environment for occupants, reduce respiratory illnesses and the risk of mould, and increase the durability of the dwelling.	Typology-based	Mandatory	2	5	2	- We've been advised that Te Tauoma apartments currently have: - Intermittent bathroom extract ventilation. - Intermittent kitchen range hood extract ventilation. - Continuous outdoor supply ventilation.	- Based on high-level, initial information provided by Shundi, it is possible that the current mechanical ventilation does not comply with the mandatory minimum requirements for the Homestar Ventilation credit (HC3). - The very first step should be for the mechanical engineer to be provided with Homestar requirements and advise if criteria are met or if changes are required in order to achieve mandatory minimum points - enabling Shundi to make a decision about how to proceed. 2 mandatory minimum points are included as a target for Te Tauoma until this is addressed.	Yes - health & maintenance

HC4	Moisture Control	To encourage and recognise measures that reduce condensation on and within building components to improve the indoor environment for occupants, reduce the risk of mould and respiratory illness, and to increase the durability of the dwelling.	Typology-based	Mandatory	6	6	6	Requires work with architect to determine if mandatory minimums are achieved.	• The first step is to work with the architect to understand if mandatory minimum requirements are achieved including: - Whether or not all junctions between external walls, floors and roofs meet a minimum fRsi factor of 0.55. - Whether or not windows are thermally broken. - Whether or not ground vapour barrier must be installed on the ground below all suspended timber floors (assumed irrelevant for Te Tauoma). • To achieve Homestar 8 or above, homes must also be pressure tested to achieve maximum air leakage results and air and vapour control must be identified for all external walls and roofs. • 6 points (Mandatory Minimum) are included as the target for Te Tauoma ahead of further assessment.	Yes - health & maintenance
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7.0 PROJECT-WIDE CREDITS

#	Credit Name	Credit Aim	Project-wide or typology based?	Mandatory or non-mandatory?	Mandatory minimum credits	Credits Available - Apartments	Te Tauoma Target	Comments	Next steps (If Shundi / MW agree to target these points...)	Tenant benefit
EF2	Urban Density	To promote developments with smaller footprints, recognising the benefits of denser urban planning such as affordability and efficiencies in infrastructure and space utilization.	Project-wide	Non-mandatory	0	3	3	Stage 1 current design achieves a Density Ratio of 5+ due to the medium and high-rise nature of buildings. (3 points).	done. compile necessary Evidence for Homestar submission.	Yes - greater access to shared outdoor space.
HC7	Healthy Materials	To encourage and recognise the specification and use of interior finishes that have a reduced impact on indoor air quality and occupant health.	Project-wide	Non-mandatory	0	4	2	This is a potentially time intensive credit to gather data proving compliance with VOC limits. It is not mandatory and could therefore be avoided unless VOCs / IAQ are a priority for the client.	- As the material specification is not yet fully defined, Shundi could target points for floor coverings and applied coatings with relative ease. (2 points) - This would require discussion between done. and Shundi / the design team to agree a specification for products which meet the VOC limits as specified by a NZGBC-recognised IAQ scheme or eco-label. - Then, done. compile necessary Evidence for Homestar submission.	Yes - health
LV2	Occupant Amenities	To recognise homes that are designed, built and located such that they meet occupants needs and are convenient to live in.	Project-wide	Non-mandatory	0	2	2	- At this early stage in the process, Homestar requirements can easily be integrated into a Home User Guide for Te Tauoma residents. (1 point) - Full points for access to amenities is likely due to the mixed-use nature of the ground floor, and planned inclusion of community centre, cafes, fitness centre etc. (1 point)	- Review Homestar requirements prior to drafting a Home User Guide for Te Tauoma residents. - Once the location of amenities are defined, conduct walking distance assessment. - Then, done. to compile necessary evidence for Homestar submission.	Yes - access to amenities with limited travel
LV3	Eco-Friendly Living	To encourage and promote developments that provide a safe and sustainable community that promotes an active lifestyle	Project-wide	Non-mandatory	0	2	2	- As MW have expressed the management of waste, recycling and food waste as a priority - it is recommended that the points for Eco-Living Checklist be targeted. (1 point) - It is likely that Safety points can be achieved through signage and security lighting. (1 point).	- Review Homestar requirements and ensure provisions for waste separation are designed as required, both in individual apartments and community facilities. - Then, done. to compile necessary evidence for Homestar submission.	Yes - safety & ease of recycling / benefits of composting

LV4	Sustainable Transport	To encourage and recognise the reduction of greenhouse gas emissions and improved resident wellbeing through provision of safe and convenient access to sustainable transport options.	Project-wide	Non-mandatory	0	4	4	• It is understood an adjacent cycleway is currently being considered by NZTA. (If this progresses, 0.5 points are available.) • Multiple bus stops are located within 800m of the property entrance (0.5 points) • Additional points are available for cycle parking, storage and EV charging which Te Tauoma may gain points for.	• Monitor cycleway progress with NZTA, propose Homestar requirements be integrated if so. • Assess whether further points can be achieved for cycle parking, storage and EV charging once provided with information to enable assessment. • Then, done. to compile necessary evidence for Homestar submission.	Yes - access to public transport
EN1	Renewable Energy	To encourage and recognise the installation and operation of local renewable electricity generation systems to reduce carbon dioxide (CO2) emissions as part of everyday dwelling operations.	Project-wide	Non-mandatory	0	4	0	• No renewable energy systems are planned for Te Tauoma - therefore these non-mandatory points should not be targeted.	• NIL	Yes - energy costs
EN2	Embodied Carbon	To reduce greenhouse gas emissions associated with products and materials used to construct a home.	Project-wide	If 8 or above (may change to 7 in future tool updates).	0	6	2	As Embodied Carbon reduction is one of the most important changes the built environment industry needs to make - it is recommended that Shundi targets at least some points within this category. For example, 5 points are awarded if the development meets the NZ residential carbon budget required to limit global warming to 1.5°C (what we should all ideally be doing). By addressing some points in this category, Shundi and MW will become more familiar with carbon assessment and reporting which will become mandatory in the building code in the near future.	• done. would recommend a competent Life Cycle Assessment (LCA) practitioner to conduct an initial assessment to see where design currently sits and advise necessary changes to design / specification to meet different points within this category. This would aid Shundi / MW decision making about a reasonable level of points to target. • Mandatory minimum If Shundi / MW target 8 Homestar or above, the project must carry out a full cradle-to-cradle lifecycle assessment modules A-D of EN 15978. • Then, done. compile necessary Evidence for Homestar submission.	Yes - reducing global warming potential
EN3	Sustainable Materials	To encourage and recognise the specification and use of responsibly sourced materials that have lower environmental impacts over their lifetime.	Project wide	Non-mandatory	0	10	6	6 points are available where 4 materials comply with Homestar requirements for this category.	• As the material specification is not yet fully defined, Shundi could target points for 4 of 10 material categories. (up to 6 points) • This would require discussion between done. and Shundi / the design team to agree a specification for products which meet the Means of compliance with EN3: Sustainable Materials. • Then, done. compile necessary Evidence for Homestar submission.	Yes - reducing global warming potential

EN4	Construction Waste	To encourage and recognise effective strategies that reduce the environmental impact of construction waste.	Project-wide	Non-mandatory	0	6	4	At this early stage in the process, planning can take place to minimise waste, provide onsite sorting and divert waste from landfill.	• Include Homestar requirements in contractor tender and contractor documentation. This credit requires careful planning, monitoring and reporting from the contractor on site. It is best to ensure that there is a contractual requirement for the contractor to provide progress reporting alongside progress claims. • Then, done. to compile contractor provided evidence for Homestar submission.	Yes - reducing global warming potential
EN5	Site Water and Ecology	To encourage a whole-of-site approach that improves the ecological value of the site while reducing stormwater runoff, flooding, pollution and erosion.	Project-wide	Non-mandatory	0	4	4	• The project is located on a brownfield site (0.5 points). • The thorough SMP is likely to achieve points for Stormwater Management (1.5 points) and Holistic Design (1 point) - however that needs to be confirmed by the stormwater engineer. • The development may comply with minimum requirements for native planting - however this needs to be confirmed by the project landscape architect.	• Ensure that the project uses no Uncoated zinc galvanised roofing, Copper guttering and drainage pipes (min requirement). • Engage stormwater engineer and landscape architect to review Homestar requirements for relevant credits and provide necessary marked up drawings / calculations / declarations. • Then, done. to compile necessary evidence for Homestar submission.	Yes - reducing flood risk, promoting connection with and celebration of water
EN6	Responsible Contracting	To encourage and recognise best environmental practice by contractors during construction and renovation.	Project-wide	Non-mandatory	0	1	0.5	• At this early stage in the process, Homestar criteria can be considered when tendering for a contractor. 0.25 points are available for an approved list of Contractor Accreditations (such as ISO14001). • Homestar criteria should be integrated into tender documentation and the contract in addition to standard EMP requirements.	• Consider Contractor Accreditations and Ensure Environmental Management Plan (EMP) Homestar criteria when tendering for a contractor.	Less direct benefit to tenants - environmental benefit

8.0 NON-MANDATORY TYPOLOGY-BASED CREDITS

#	Credit Name	Credit Aim	Project-wide or typology based?	Mandatory or non-mandatory?	Mandatory minimum credits	Credits Available - Apartments	Te Tauoma Target	Comments	Next steps (If Shundi / MW agree to target these points...)	Tenant benefit
EF1	Resource Efficiency	To promote smaller dwellings that require fewer resources to build, operate and occupy.	Typology-based	Non-mandatory	0	4	2.5	Complete following return email.	2.5 points targeted (mid-range) as unable to assess credit at this time. Require conditioned floor area of each apartment type to be provided in order to assess.	Yes - lower operational costs to heat / cool / maintain etc.
HC5	Natural Light	To encourage and recognise dwellings that provide good levels of natural light for occupants.	Typology-based	Non-mandatory	0	3	0	Can only be assessed once worst-case scenario apartments are defined for each typology following thermal modelling.	- Receive detailed drawings for the worst-case scenario apartment in each typology and assess against Homestar criteria using one of three approved methods. 0 target points are included as initial assessment cannot be provided at this time.	Yes - comfort
HC6	Acoustic Performance	To encourage and recognise the provision of an improved acoustic environment.	Typology-based	Non-mandatory	0	3	0	Requires confirmation from a suitably qualified acoustic engineer.	Engage a suitably qualified acoustic engineer to provide confirmation that: - internal ambient noise levels are no more than the stipulated maximum design sound levels. - sound insulation complies with minimum Homestar criteria. - absorptive finishes are provided as per Homestar criteria. 0 target points are included as initial assessment cannot be provided at this time.	Yes - comfort
LV1	Inclusive Design	To encourage and recognise dwellings that are inclusive, visitable, easily adaptable, and accessible, to meet the changing needs of current and future occupants.	Typology-based	Non-mandatory	0	3	2	Various points are available (up to a total of 3) for all items being achieved in various checklists (Design for Vision Impairment, Visitable Design, Adaptable Design).	- Checklists to be assessed using current design documentation (with greater dimension detail provided) to assess which checklists should be targeted (for example, if hallways are adequately sized for accessibility). - If certain checklists are to be targeted, Homestar criteria should be integrated into the next design stage (for example location of power outlets for accessibility, matte colours for glare control for vision impairment).	Yes - liveability & accessibility