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**TO:** Amy Hodgen  
**cc:**  
**FROM:** Gavin Ashley, ESD Advisor  
**DATE:** 24.02.2021  
**SUBJECT:** 626 Heidelberg Rd, Alphington VIC 3078

Dear Amy,

I have reviewed the Overland Flow and Stormwater Management Report (Rev 03 – 21.11.18) by ARUP, and am confident it addresses concerns raised in previous ESD advice (dated 26.11.20) regarding Condition 10(d) of planning permit PLN17/0703 – having replaced mention of SPEL products with natural stormwater management solutions such as permeable pavement, raingardens, tree pits and buffer strips.

Other concerns raised in previous ESD advice (dated 26.11.20) are listed below:

- 10(b)i - Thermal envelope with a minimum 20% improvement on NCC insulation requirements and double-glazing windows
  - **Unsatisfactory** - Correspondance from Norman, Disney & Young (dated 30.06.20) claims 10% improvement as per City of Yarra's best practice requirements is sufficient, and the use of double glazed windows for all facades of non-residential components.
  - **Action** - The permit condition requires 20% improvement upon insulation values – clarify proposals improvement.
- 10(b)iii - Operable windows to all areas, including remote window operation for highlight windows (e.g. to the multi-purpose court)
  - **Satisfactory** - Correspondance from Norman, Disney & Young (dated 30.06.20) claims operable windows are marked on updated plans. (They are indicated on the apartment type plans).
- 10(c) - Bicycle numbers updated to reflect Condition 1 endorsed plans
  - **Satisfactory** - Correspondance from Norman, Disney & Young (dated 30.06.20) indicated this provision in the form of 1 space per dwelling, and 1 space per four dwellings for visitors (totally 751 – shown on plans).
- 10(k) - Preliminary Section J / NABERS energy modelling as referenced in the BESS report Lighting power density provided to minimum 2019 NCC standards
  - **Unsatisfactory** - Correspondance from Norman, Disney & Young (dated 30.06.20) indicates lighting densities will meet NCC 2019 requirements, however the BESS report still claims 20% improvement on IPD for the residential component.
  - **Action** – Amend BESS report credit to align with compliance, OR reduce IPD to meet the BESS claim of 20% improvement.

As per the above, there are two minor issues that require clarification before the proposal is considered to have met the planning permit conditions from an ESD perspective.

Cheers,  
Gavin

**Gavin Ashley**

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