
TO: Amy Hogden
cc:
FROM: Gavin Ashley, ESD Advisor
DATE: 18.08.2020
SUBJECT: Outer Circle Precinct at 60 Chandler Highway, Yarrabend,
Aplington VIC 3078

Dear Amy,

I have reviewed the updated SMP [Rev C – 17.08.20], plans [17.07.20] and BADS assessment [Rev B – 28.06.19] against the Consultant Advice Note [Rev A – 14.07.20] and previous ESD advice (noted below in *Italics*) from the City of Yarra [12.02.20], with comments below:

ESD Deficiencies:

Daylight is unsatisfactory. Despite the pass mark of 50% in IEQ technically being achieved, there is a question as to whether Credit 1.3 is achieved (please demonstrate evidence). Additionally, the extent to which the living rooms fail (only 9% compliant against a target of 80%) needs to be addressed through redesign

- **Unsatisfactory. Credit 1.3 is now not targeted in the BESS assessment, with credit 2.1 now targeted to achieve 100% natural ventilation.**
- **An updated SMP and BESS report has been submitted that reconfigures its credit reporting without redesign. In addition, the BADS assessment dated 28.06.20 highlights a large majority of dwellings not providing effective natural cross-ventilation**
- **The 5m BESS Standard applies to living rooms and bedrooms. Although the bedrooms clearly pass, the living areas do not in the vast majority of cases so credit 2.1 should not be claimed**
- **Further work on the design is required to improve the daylight and ventilation outcomes for the building**

Recommend significant increase on reverse cycle system efficiency.

- **Satisfactory. A 10% improvement in system efficiency (CoP) has been identified.**
- **Include as a permit condition; Heating and cooling systems achieve 10% improvement in system efficiency (COP & EER).**

Provide for separate collection of organic waste in storage area and engagement of private collector.

- **Satisfactory. As the previous waste management strategy has been supported by Council, it is satisfactory to waive the organic waste requirement for the development.**

Outstanding Information:

Clarify provision of operable windows for Typical Façade (A1100) and consider alternative window designs to increase access to natural air flow in apartments.

- **Unsatisfactory. No changes to A1100 have been made to articulate the extent of operability, which is now of critical importance given the 100% target for BESS credit 2.1 (where 1.3 has been dropped).**

- **Provide a further details on typical façade design in addition to elevations that articulate both operable windows and sliding doors to support natural ventilation claims.**

Provide a statement as to how car parking will be ventilated.

- **Unsatisfactory. The Consultant Advice Note indicates ventilation is to be achieved through the use of louvres, while the BESS Report is unclear as to whether it will be naturally ventilated or use a CO monitor. (SMP, p. 31)**
- **Clarify how louvre design can provide adequate ventilation to a 2-level carpark basement.**

Ensure a Waste Management Plan is provided to manage responsibilities and expectations around operational waste.

- **Satisfactory. Already approved by City of Yarra.**

Provide a Landscape Plan with >90% locally native species.

- **Unsatisfactory. While planting details are provided within the Town Planning Report (Aspect Studios, 16.07.20) , a % of locally native species is not provided and needs to be demonstrated for consistency.**

ESD Improvement Opportunities:

Consider a green roof or wall to improve the ecological value of this site.

- **While the proposal claims to include green walls incorporated into the designs, these have not been annotated or marked on plans.**

Having reviewed the above documentation, there appears to be a number of unresolved issues from an ESD perspective.

Cheers,
Gavin

Gavin Ashley

Environmental Sustainable Development Advisor

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