

TO: Nish Goonetilleke
cc:
FROM: Gavin Ashley, ESD Advisor
DATE: 14.12.2020
SUBJECT: 25 Balmain Street, 128-134 Cubitt Street, Cremorne VIC 3121

Dear Nish,

I have reviewed the amended SMP (Rev E – 20.10.20 by Ark Resources) and plans (Rev 3 – 02.10.20 – JCB Architects) against previous ESD advice (dated 23.07.20) for the above property, with an assessment below (in **bold**):

(2) Application ESD Deficiencies:

- The application has heavy reliance on innovation points to reach a 4 star Green Star rating. Recommend increasing contingency to 4 to 5 points above the threshold to ensure that the Green Star rating can be reached.
 - **Unsatisfactory** – The proposal maintains its target of 45.5 GS credits (with the minimum for a 4-star building being 45 credits) (SMP, p. 11).
- Include a target >80% of all demolition and construction waste (by weight) to be reused or recycled into site-specific Environmental Management Plan.
 - **Satisfactory** – The SMP has been amended to include a commitment to divert 90% of demolition and construction waste from landfill (SMP, p. 10).
- Include allocations for waste streams including organics in WMP and within basement.
 - **Satisfactory** – The WMP has been amended to include organic waste management (1x 600L and 1x 240L bins collected twice weekly) (WMP, p. 11).
- Plans suggest a large portion of black metal cladding which poses a concern for UHI mitigation (although acknowledge that this is not included in the 75%)
 - **Satisfactory** – While no amendments to design have been made – the façade in question is located to the south, minimising its risk of excessive heat gain (TP 2-103).
- 2 innovation credits rely on 3 credits being claimed for ‘Access by Public Transport’, however the site is approximately 430m from Church Street (tram) and 750m to the Richmond train station – and as such is not considered ‘innovative’ in that regard.
 - **Unsatisfactory** – No amendments have been made (SMP, p. 13).

(3) Outstanding Information:

- Clarify provision of outdoor air to office spaces on all levels.
 - **Satisfactory** – OW identified. Clarify design of angled windows on southern façade (TP 2-103).
- Clarify project-wide specification for hazardous materials (adhesives, sealants, carpets, and timber).
 - **Unsatisfactory** – No amendments have been made. Confirm extent of strategy (in terms of % of materials), and specifications to be met (SMP, pp. 12).
- Confirm, and provide calculations (Section J Analysis) to support improvement on 2019 NCC reference.
 - **Unsatisfactory** – No amendments have been made (SMP, p. 16).
- Include details on façade design and performance to support calculations.
 - **Unsatisfactory** – No amendments have been made.
- Clarify HWS and consider using a heat pump.

- **Unsatisfactory** – No amendments have been made.
- Clarify HVAC provision and consider 3 pipe VRF.
 - **Unsatisfactory** – No amendments have been made.
- Confirm car park ventilation strategy. (whether garage door vented or open to facilitate ventilation).
 - **Unsatisfactory** – No amendments have been made.
- Clarify improvement in lighting density over NCC requirements.
 - **Unsatisfactory** – No amendments have been made.
- Confirm WELS ratings of dishwashers.
 - **Satisfactory** – The SMP has been amended to indicate dishwashers within 1-star of best available (SMP, p. 9).
- Confirm strategy for water metering.
 - **Satisfactory** – Metering detailed (SMP, p 8).
- Clarify treatment of stormwater prior to reuse.
 - **Unsatisfactory** – No amendments have been made.
- Clarify use of recycled or reused materials.
 - **Unsatisfactory** – No amendments have been made.
- Clarify certification (FSC or similar), and/or recycled timber to be used within project.
 - **Unsatisfactory** – While the SMP has been updated to include certified timber, its extent (as a % of weight or cost) in use is not specified (SMP, p. 10).
- Confirm extent of strategy for reduced PVC (by weight or cost).
 - **Satisfactory** – Specified in SMP (p. 10).
- Confirm, and consider the addition of a shower in the DDA compliant bathroom to allow all users access to EOT facilities.
 - **Unsatisfactory** – No amendments have been made – clarify provision of shower in DDA bathroom on the ground floor (TP 1-101).
- Include car share information within Green Travel Plan.
 - **Satisfactory** – Car share information is provided (GTP, p. 11).
- Provide a Green Travel Plan with performance targets and monitoring and reporting components included.
 - **Satisfactory** – A Green Travel Plan has been provided.
- Provide an operational Waste Management Plan detailing the sites waste generation and management strategy, including strategy for organic waste (WMP, p. 11).
 - **Satisfactory** – A WMP has been provided.
- Provide Landscape Management Plan and/or planting schedule to confirm native planting strategy.
 - **Unsatisfactory** – No Landscape Management Plan or planting schedule has been provided.
- Provide documentation to support 75% target for UHI materials and green infrastructure claim.
 - **Unsatisfactory** – No documentation provided.
- Clarify innovative technology includes site-wide leak detection system, and Dematerialisation of PV array and support racking by 20% through use of bifacial modules with high-efficiency cells.
 - **Unsatisfactory** – No documentation provided to clarify.
- Confirm extent of building commissioning and tuning strategy.
 - **Unsatisfactory** – No amendments have been made (SMP, p. 8).
- Clarify provision of a BUG to support the uptake of sustainable practices by building users.
 - **Unsatisfactory** – No amendments have been made.

Having reviewed the amended documentation, there is still outstanding items which require clarification, with a number of others which will need to be conditioned into the permit for the proposal to meet the ESD standard expected by the City of Yarra.

Cheers,
Gavin

Gavin Ashley

Environmental Sustainable Development Advisor

City of Yarra PO Box 168 Richmond 3121

T (03) 9205 5366 F (03) 8417 6666

E gavin.ashley@yarracity.vic.gov.au

W www.yarracity.vic.gov.au