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**TO:** Katrina Thomas  
**FROM:** Euan Williamson, ESD Advisor  
**DATE:** 25/05/2022  
**SUBJECT:** 9-13 Stewart Street  
**ESD response to Development Facilitation Program Application**

Katrina,

Thanks for the opportunity to consider this Development Facilitation Program (DFP) application. I have reviewed the architectural drawings for the proposed development. The plans look very similar, if not identical, to those previously considered for this site, last reviewed by our ESD team in June 2020.

As no ESD information or Sustainability Management Plan (SMP) has been submitted with DFP application the scope of this assessment is limited to consideration of the architectural drawings. However, it appears that some of the previous ESD issues raised in June 2020 remain with this current Development Facilitation Program version of the building design.

Some points of note:

- The SMP reviewed in November 2020 had slipped in ESD performance from the previous SMP reviewed in June 2020. Specifically, the solar PV array had reduced in size from 28 kW to 12 kW.
- This has not been addressed in current version and the solar PV array is still at the reduced capacity of 12 kW (representing a reduction from 17% to 6% contribution to onsite energy consumption). The roof plant area no longer has a roof/pergola that was hosting the solar array, and I cannot see a justification for this change. Regardless, there are several other opportunities to accommodate a larger solar PV array than is currently proposed.
- The version of the SMP dated 4<sup>th</sup> March 2020, prepared by AECOM was largely satisfactory, with only minor updates in the BESS energy section needing updating.

### **Recommendations**

If this application is supported, I recommend that;

- all ESD provisions originally proposed in the AECOM SMP (dated 4<sup>th</sup> March 2020) are reinstated, including a minimum 28kW solar array and
- that BESS Energy section figures are updated in an amended SMP to be consistent with the new proposed building design.

If you or the applicant would like to discuss this further, please contact me.

**Euan Williamson**  
Environmentally Sustainable Development Advisor