

ESD Formal Referral Response



Application Information	
Referral Officer	Lara Fiscalini
Officer	Gavin Ashley
Council Reference	PLN21/0984
Address	492 Queens Pde, Fitzroy North, VIC 3068
Proposal	Partial demolition, external alterations ground floor extension to the existing hotel including outdoor partially covered courtyard, increase in patron numbers (from 443 to 645) and modifications to the red line plan (additional floor area to operate until 10pm in courtyard area and 1am in enclosed areas), provision for live acoustic music, installation of a major promotion sign, deletion of seven (7) car parking spaces (retention of two spaces) and a reduction in the statutory car parking and bicycle facilities rates.
Comments Sought	Click here to view the link to the Statutory Planning Referral memo: D22/240034

Council's ESD Officer provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above.

ESD comments were requested on the following:

- The SDA and associated energy efficiency measures proposed as part of the redevelopment of the hotel

In assessing this application, the following documents were reviewed:

- Architectural Plans prepared by Burton & Carter (Rev C – 01.08.2022)
- Sustainable Design Assessment prepared by GIW Environmental (Rev B – 31.03.2022)
- Waste Management Plan prepared by SDC (V1 – 20.12.2021)

Comments

The standard of the submitted ESD does not meet Council's Environmentally Sustainable Design (ESD) standards.

Furthermore, it is recommended that all ESD commitments (1), deficiencies (2) and the outstanding information (3) are addressed in an updated SMP report and are clearly shown on Condition 1 drawings. ESD improvement opportunities (4) have been summarised as a recommendation to the applicant.

Should a permit be issued, the following ESD commitments (1) and deficiencies (2) should be conditioned as part of a planning permit to ensure Council's ESD standards are fully met:

(1) Applicant ESD Commitments

- The development achieves an overall BESS report score of 50% (SDA, p. 10).
- A Building User's Guide will be provided to the residents explaining the correct use of installed fittings and fixtures, equipment and building systems (SDA, p. 3).
- Water efficient fixtures and fittings (SDA, p. 3).
- A STORM report with a score of 100% has been submitted that relies on 305 sqm of root catchment area diverted to a 3,800-litre rainwater tank to be connected to all new toilets for flushing (SDA, p. 3).
- The commercial areas are targeting a 2% DF to 60% of the nominated area (SDA, p. 4).
- Specifications around low VOC and formaldehyde products and materials (SDA, p. 4).
- 4 new bicycle hoops provided at the front of the venue (TP06).
- General, recycling, composting / green waste and hard waste & e-waste facilities will be provided at the new bin room (SDA, p. 4).

(2) Application ESD Deficiencies

- The SMP specifies that there are no new landscaping features (SMP, p. 4). Clarify vegetation indicated on plans (and in BESS report) and update documentation accordingly. Given the removal of 5 existing trees for the extension, the landscaping strategy should be revised and communicated accordingly. Provide a Landscape Plan to support.
- No rooftop solar PV included within the proposal. Install a small system on the new roof areas to offset the daytime energy demand.

(3) Outstanding Information

- Provide daylight modelling (computer or hand drawn) to support daylight access claims, taking account of window tinting.
- Confirm design and operability of tinted laminated glass to support natural ventilation claims.
- Amend BESS report to include provision of bicycle parking spaces as per the SDA.
- Provide a Section J assessment that details how the development will meet (and consider exceeding) the NCC 2019 requirements and reduce energy and GHG emissions against a reference case.
- Clarify demolition and construction waste target (e.g. minimum 80%).

- Clarify evidence underpinning the assumptions that FOGO will only make up 10% of the waste generated on site. Given the land use as a food and beverage outlet, this is expected to be much higher. For example, NSW EPA estimates this at approximately 60%.
- Clarify external colour of new roof areas, with a recommendation to specify a high SRI (>50) finish to assist with urban cooling.
- Include details of the green wall within the Landscape Plan – noting that while the BESS credit has been claimed, a green wall system in BESS is a vertical system for growing vegetation on a wall.
- Provide a statement as to how the design has responded to and mitigates the urban heat island effect.

(4) ESD Improvement Opportunities

- Consider the removal of gas infrastructure for the existing building and installing all-electric services (e.g. heat pumps).
- Consider provision of (or pre-wiring) an EV charging point to assist the business transition towards sustainable transport options.
- Consider specifying a strategy to reduce the embodied impacts from concrete and steel (e.g. portland cement reduction by 30% for SCMs).
- Consider a green roof or climbing vegetation on site to improve the ecological and urban cooling outcomes.
- Consider designing for disassembly through materials and construction methods to assist with adaptive re-use of building elements at the end of their life.
- Consider specifying a range of recycled materials (e.g. bricks) or products (e.g. insulation) to reduce the environmental impacts of construction.

Recommendations

The applicant is required to address the items listed above as ESD deficiencies (2) and outstanding information (3), and strongly encouraged to consider the items highlighted as ESD improvement opportunities (4).

ESD Officer: ASHLEYG

Signature: Gavin Ashley

Date: 03.10.2022
