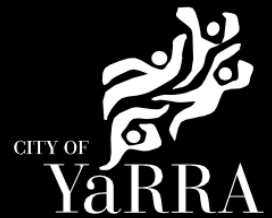


# ESD Formal Referral Response



## Application Information:

<b>Referral Officer:</b>	Euan Williamson
<b>Officer:</b>	Nish Goonetilleke
<b>Council Reference:</b>	PPE23/0571
<b>Address:</b>	300/658 Church St, Cremorne VIC 3121
<b>Proposal:</b>	DEECA Referral
<b>Comments Sought:</b>	Click here to view referral memo: <a href="#">Record D23/485939: IREF23/02132 - Referral Request</a>
<b>Disclaimer:</b>	Council's ESD Officer provides the following information which is based on the information provided in the referral request memo referenced above.
<b>Prev. Responses:</b>	

ESD comments were requested on the following:

- New referral

In assessing this application, the following documents were reviewed:

- SMP prepared by Atelier Ten dated 3<sup>rd</sup> June 2023
- Architectural drawings prepared by OMA, dated 20<sup>th</sup> November 2023
- Landscaping Plan prepared by Teresa Moller dated 20<sup>th</sup> November 2023

## Comments

The standard of the submitted ESD largely meets Council's Environmentally Sustainable Design (ESD) standards.

Use this wording if a revised SMP is required:

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

- Energy efficiency standards exceeding minimum NCC2019 by at least 10%
- Roof top solar PV array (minimum 20 kW) to contribute to energy demands onsite.
- No gas connection, all electric building services.
- A 101% STORM score relying on at least 2,520 m<sup>2</sup> of roof draining into 75,600 litres of storage for toilet flushing and irrigation
- Water efficient taps and fittings
- Good access to daylight to 34% of regularly occupied spaces.

- Ventilation systems providing at least a 50% increase on minimum fresh air delivery rates required by AS1668.2:2012.
- Recycling, general waste and organic FOGO waste management systems proposed.
- A large proportion of the existing structure will be retained, reducing the potential for embodied carbon from new building materials.
- A minimum of 30% of the site vegetated landscaping and at least 65m<sup>2</sup> of food production areas.
- Large areas of shared common area and communal outdoor public space.

## 2. Application ESD Deficiencies

- A minimum of 10 bicycle parking spaces for staff and 2 for visitors has been proposed. Given the scale and use of the building recommend increasing the bicycle parking provisions for both staff and visitors to at least 50% above the current planning scheme requirements, in line with the BESS.
- Large areas of unshaded glazing incorporated into the design. Recommend additional internal shading louvers or similar to manage glare and heat gains. Consider building integrated solar panels within glazing units to manage glare and heat gains and generate additional electricity.

## 3. Outstanding Information

- Please note the solar PV arrays on the plans, including kW capacity consistent with the SMP. *See below for recommendations on this item.*
- Please note the rainwater connection tanks (75, 600 litres) and reuse connections on the plans consistent with the SMP.
- Please note the size and location of the raingarden(s) on the site plans as well as the Landscape plans. There is some variation in size (m<sup>2</sup>) between the SMP and landscape plan. Please ensure that the size of the raingardens is consistent across all documents.
- Please note the 65m<sup>2</sup> of food production on the site plans, and landscape plans, consistent with the commitments in the SMP.

## 4. ESD Improvement Opportunities

- Consider a 100% Green Power or renewable energy electricity retail contract for a minimum of 10 years.
- Consider increasing the capacity of the solar PV array above 20kWp. Recommend utilising all available suitable rooftop space for solar power generation.
- Consider utilising building integrated solar PV into the roofing and glazing systems.

ESD Advisor: Euan Williamson

Date: 21 December 2023