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SUSTAINABLE DEVELOPMENT  
\_CONSULTANTS

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Claire Whelan  
Principal Town Planner  
Tract Consultants

**107-123 High Street, Belmont - Daylight Modelling Progression Under an RFI**

Hi Claire

Further to our discussion regarding the progression of daylight modelling for High Street, Belmont, we consider that it should be appropriate for daylight modelling to be completed in response to a planning permit condition, rather than sooner under an RFI, based on the following reasoning.

The proposed development has already been assessed using the BESS best-practice simple daylight assessment methodology (applying the Green Star Daylight Hand Calculations method). This assessment indicated that living rooms in 94% of apartments overall achieve a daylight factor greater than 1% and 100% of the bedrooms achieve a daylight factor greater than 0.5%. This has enabled the project to achieve a comfortably passing IEQ Category score in the BESS assessment. Daylight modelling will provide more precise outcomes, which will be useful for refining the design of apartments and optimising outcomes during the project's design development phase. However, it is not necessary to undertake now as a demonstration of overall compliance.

Should you have any queries, please do not hesitate to give us a call.

Regards,



Ben de Waard  
Director

