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01st May 2026

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CoX Architecture

Dear [REDACTED]

464 St Kilda Rd, Melbourne – Daylight Compliance Statement

IGS previously completed a daylight assessment for the proposed mixed-use residential development at 464 St Kilda Rd, Melbourne. The findings, documented in the Daylight Access Modelling Report (Revision 00, dated 05/09/2025), confirmed compliance with BESS daylight requirements for the newly proposed tower component of the development.

While the retained heritage façade from Ground Floor to Level 2 presents inherent constraints to daylight access, the design has been carefully developed to optimise available daylight within the character and limitations of the existing structure. The assessment was undertaken based on architectural drawings dated 26/08/2025.

An updated set of architectural drawings (dated 24/04/2026) has since been issued. A comparative review of these revised drawings against the previously assessed scheme was undertaken to evaluate any potential impacts on daylight access.

The review concluded that the architectural changes either improve or have a negligible adverse impact on daylight performance outcomes for the podium level, with no impact to the newly proposed tower levels. Therefore, the findings and conclusions of the original Daylight Access Modelling Report (Revision 00, dated 05/09/2025) remain valid and continue to be applicable.

Should you require any additional information regarding above, please do not hesitate to contact below.

Yours sincerely,

[REDACTED]
[REDACTED]
ESD Consultant
Integrated Group Service