

Consultant Advice Notice

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Introduction

The purpose of this Consultant Advice Notice (CAN) is to confirm that the latest architectural design for Alfred Quarter continues to comply with the project's daylight performance targets.

The previous Daylight Autonomy Assessment demonstrated strong performance, with 67% compliance across all non-residential areas, exceeding the Green Star Buildings v1 requirement of 40%. For residential dwellings, Green Star requires a minimum of 60% of apartments to achieve greater than 60% spatial Daylight Autonomy (sDA); the previous assessment showed that 62% of apartments across the development met this criterion.

In addition, all dwellings comply with the daylight provisions of the National Construction Code (Section F6D3) for window light-transmitting areas. Most dwellings also meet the Better Apartment Design Standards (Clause 58.07-2, Standard D27) for room depths, thereby satisfying Green Star's Minimum Expectation for adequate daylight provision.

The project remains committed to achieving a 5 Star Green Star Buildings v1 certification, which requires a minimum of 35 points. The current strategy demonstrates a compliant pathway to a 5 Star rating without reliance on best-practice daylight credit points, with all Green Star Minimum Expectations for daylight satisfied.

Should the project elect to pursue daylight credit points as part of certification, updated daylight modelling can be provided to Council. While the mix of targeted credits may evolve as the design progresses, the project will continue to maintain its commitment to achieving a 5 Star Green Star Buildings v1 outcome.

The following sections outline the key design changes incorporated in the current iteration of the scheme and describe their anticipated positive impact on daylight performance. Collectively, these refinements confirm that the updated design will continue to meet, and in some instances exceed, the minimum Green Star daylight requirements across the project.

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Daylight Comparison

The tables below present a comparison between the new and existing schemes, along with commentary on daylight compliance in the new scheme. The below colour scale illustrates where there is compliant daylight within the dwelling.

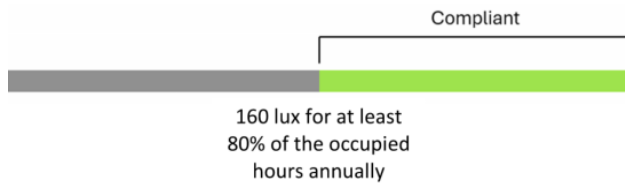


Table 1: Precinct 1

Old Scheme	New Scheme	Comment
		<p>Level 1</p> <p>Daylight performance for the Level 1 unit type is anticipated to improve due to the reduced balcony inset, facilitating greater penetration of natural light into the internal spaces.</p>
		<p>Level 2</p> <p>The redesign of the studio has prioritised daylight to living areas, which are now located on the façade line. Daylight is expected to penetrate deeper into the open floor plate as the balcony overhang to the living area is reduced.</p>
		<p>Level 5</p> <p>Daylight access to the bedroom is improved as a result of the reduced balcony overhang above, which increases sky exposure and daylight penetration.</p>

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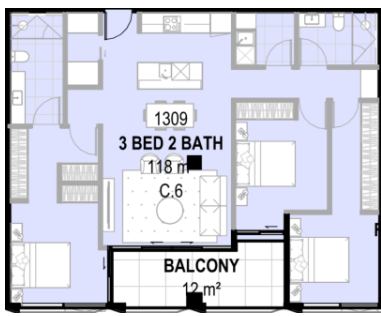
Old Scheme	New Scheme	Comment
		<p>Level 13</p> <p>The daylight performance for Bedroom 3 within the Level 13 unit type is also expected to improve due to the reduced balcony inset, allowing increased daylight penetration into the bedroom.</p>

Table 2: Precinct 2


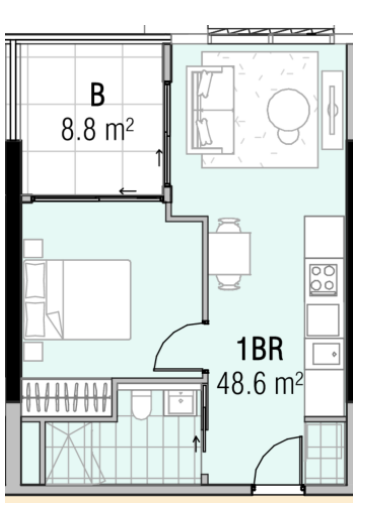
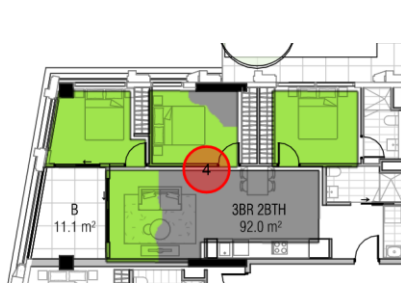
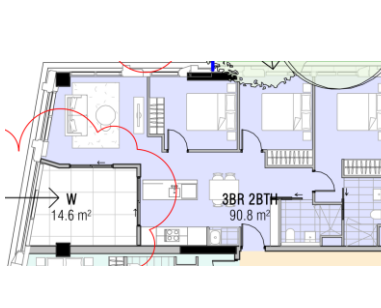
Old Scheme	New Scheme	Comment
		<p>Level 4</p> <p>The relocation of the living room to the façade line will result in improved daylight to the living room space.</p>

Table 3: Precinct 3

Old Scheme	New Scheme	Comment
		<p>Level 1</p> <p>The relocation of the living room to the façade line will result in improved daylight to the living room space.</p> <p>Bedrooms are expected to achieve a similar level of daylight</p>

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Old Scheme	New Scheme	Comment
		<p>Level 1</p> <p>The removal of the extended balcony will significantly improve daylight access to both the bedroom and the living room. In addition, reconfiguring the layout to swap the bedroom and living room prioritises daylight to the living room, which is more heavily occupied and typically has higher daylight requirements than the bedroom.</p>
		<p>Level 4</p> <p>The layouts are generally the same with high levels of daylight to the bedrooms and daylight to living areas concentrated towards the balcony.</p>
		<p>Level 9</p> <p>The relocation of the living room to the façade line will result in improved daylight to the living room which is typically more heavily occupied compared to the bedroom.</p>
		<p>Level 14</p> <p>The relocation of the living room to the façade line will result in improved daylight to the living room space.</p>



Conclusion

A detailed review of the updated architectural scheme confirms that all three buildings within the development will achieve the minimum daylight requirements under the Green Star Buildings v1 rating tool. The qualitative assessment above indicates that the additional design changes introduced have resulted in either positive or no large material impact on the daylight outcomes documented in the previous Daylight Assessment Report.

As outlined, key design modifications, including the reduction in balcony depth and the removal of extended balconies, have had a positive influence on daylight performance. Furthermore, reconfiguring the internal layouts to swap the bedroom and living room locations prioritises daylight access to the living room, which is more highly occupied and typically has greater daylight requirements than the bedroom.

On this basis, the design team is confident that the updated architectural scheme will continue to meet the minimum Green Star daylight requirements. Daylight performance will be closely monitored and maintained as the design progresses through the Design Development phase to ensure ongoing compliance with Green Star objectives.

Shruti Rajan

Associate | Sustainability Team Lead

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