
TO: Lara Fiscalini
cc:
FROM: Euan Williamson, ESD Advisor
DATE: 25.01.2021
SUBJECT: 1 Latrobe Avenue, Alphington, VIC 3078

Lara,

I have reviewed the amended SMP, prepared by Cundall (21/01/2021) and Cundall Consultant Advice (21/01/2021) for this development application. In summary, most of the ESD aspects have been addressed, including WSUD and stormwater. Unfortunately two issues remain unresolved, namely; cooling loads and daylight.

Daylight

The daylight standard documented in the SMP includes 100% of bedrooms meeting the daylight factor standard, but unfortunately only 80% of living areas meet the daylight factor standards. These figures are based on the BESS daylight calculator outputs rather than a full daylight modelling report.

Our preference is that;

- 100% of living areas to meet the best practice daylight factor standards, and
- That the applicant provide daylight modelling to demonstrate that this project meets this standard, rather than rely on the BESS Daylight Calculator. The BESS Daylight Calculator is better suited to projects with a simpler daylight assessment pathway.

From an initial review of the built form I recommend that because the living areas are falling short of the daylight standard, minor design changes are explored to optimise daylight performance in the living areas. I recommend the design team explore the following design improvements including; material reflectivity, glazing specification and internal layout changes.

Cooling Loads

Based on the sample NatHERS cooling loads provided it appears that nearly all cooling loads meet the BADS cooling loads threshold except Apartment 4.9, and similar dwelling types.

I recommend that minor design optimisation is undertaken to ensure that all dwellings come under the cooling load threshold of 21 ML/m² (Climate zone 62 – Moorabbin).

If you or the applicant would like to discuss this matter further, please contact me.

Euan Williamson

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