

Daylight Assessment…

168-170 Fyans Street,

South Geelong VIC 3220

passivenergy

Sustainable Building Consultants

Job Details…

Job Number:	260770
Date:	19th October 2026
Address:	168-170 Fyans Street, South Geelong VIC 3220
Project:	Proposed office, restricted retail and warehouse
Client:	
Plan Reference:	Prepared by Projekt Evolve
Assessor:	Proud Kraturerk
Council:	Greater Geelong City Council
Panning Scheme:	Clause 15.01-2L

Revision Details…

Rev.	Revision Details	Date
A.	Daylight Assessment Report	19th October 2026
B.		
C.		
D.		

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Executive Summary…

This Daylight Assessment has been prepared to review the daylight performance of the proposed development and to document the extent to which the design provides reasonable daylight access to the relevant internal spaces. The assessment is intended to support the planning, design review, and sustainability documentation process by explaining how the built form, glazing strategy, room dimensions, and surrounding context influence daylight availability within the development. In Victoria, the Apartment Design Guidelines support standards intended to ensure adequate daylight into new habitable room windows, and current residential planning provisions continue to emphasise adequate daylight outcomes. (planning.vic.gov.au)

This report has been prepared using Better Building software to provide a more comprehensive daylight modelling analysis of the proposed design. The software-based modelling process enables the assessment to move beyond a simple qualitative review and instead provide a more detailed understanding of how daylight is likely to perform within the nominated spaces based on the project geometry, glazing configuration, room layout and surrounding context.

Based on the information made available at the time of assessment, the proposed development is assessed as **Capable of Supporting an Acceptable Daylight Outcome** in accordance with the daylight principles and project-specific recommendations identified in this report.

Scope of Assessment…

This report applies to the proposed development at 168-170 Fyans Street, South Geelong and has been prepared for the purpose of reviewing daylight access to the relevant internal spaces as part of the planning permit, design review, or sustainable design assessment process.

The scope of this report generally includes:

- review of the proposed development type and layout
- review of the orientation of the development
- review of room depth, ceiling height, glazing extent and window placement
- review of external obstructions, setbacks and overshadowing influences
- daylight modelling of nominated internal spaces using Better Building software
- assessment of daylight access to the relevant internal areas
- identification of design issues affecting daylight performance
- provision of recommendations intended to improve daylight access outcomes

This report is based on the plans, drawings, schedules and supporting information made available at the time of assessment and should be read in conjunction with those documents.

Where the building form, façade design, glazing layout, internal room configuration, external obstructions or surrounding built form assumptions are amended after the date of assessment, reassessment may be required.

Policy and Compliance Framework…

This report has been prepared having regard to the relevant planning and design guidance relating to daylight access, together with the project-specific layout, glazing configuration and surrounding context applicable to the site.

Apartment Design Guidelines for Victoria

Planning Victoria's Apartment Design Guidelines explain the Better Apartments standards and include guidance intended to ensure adequate daylight into new habitable room windows. The current Better Apartments page notes that the guidelines remain the explanatory reference, while the up-to-date standards sit within the planning provisions. (planning.vic.gov.au)

Victorian Planning Provisions / Residential Design Standards

Current Victoria Planning Provisions continue to require adequate daylight outcomes, including wording such as "ensure adequate daylight into new habitable room windows." Recent Victorian planning provision history pages confirm that daylight remains an active design consideration within residential planning controls. (planning-schemes.app.planning.vic.gov.au)

Purpose of a Daylight Assessment…

The purpose of a daylight assessment is to demonstrate that the proposed development has been designed to provide a reasonable level of natural light to the relevant internal spaces. Good daylight access can improve occupant comfort, support liveability, reduce dependence on artificial lighting, and contribute to broader indoor environment quality outcomes. The Better Apartments material for Victoria specifically links room proportions and design response to adequate daylight outcomes, including guidance that habitable room proportions should provide adequate daylight to apartments. (planning.vic.gov.au)

A properly prepared daylight assessment should therefore do more than merely state that windows are provided. It should explain how room depth, glazing location, ceiling height, orientation, overshadowing and external obstructions affect internal daylight performance, and it should identify where design amendments may improve outcomes. Where more detailed analysis is required, comprehensive software-based daylight modelling provides a clearer and more project-specific understanding of likely internal daylight conditions.

Assessment Methodology…

The assessment has been prepared as a software-based daylight analysis intended to provide a more comprehensive understanding of likely daylight performance within the relevant internal spaces. The modelling allows the design to be reviewed in a more detailed and project-specific manner than would be possible through simple rule-of-thumb or qualitative assessment alone.

Depending on project type, the methodology may include:

- review of plans, elevations and sections
- review of room dimensions and room depth-to-window relationships
- review of ceiling heights and glazing dimensions
- review of orientation and solar exposure
- review of adjacent buildings, setbacks and external shading influences
- preparation of a digital model of the relevant spaces
- comprehensive daylight modelling analysis using Better Building software
- review of likely daylight penetration into the nominated spaces
- interpretation of daylight modelling outputs in the context of the design and planning objectives

Software Used…

Better Building software has been used as a daylight assessment tool to model the relevant internal spaces and review the likely daylight performance of the proposed design. The software supports a more detailed analysis of the relationship between building form, glazing, room geometry and surrounding obstructions, allowing daylight outcomes to be assessed in a clear and project-specific manner. Final conclusions remain subject to consultant review and the accuracy of the project information provided.

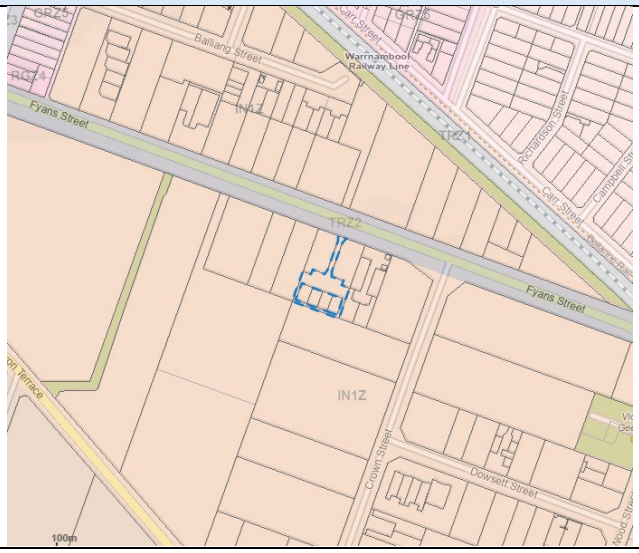
Modelling Software	Better Building (https://betterbuilding.io/)
Version	2026 Online Platform
Simulation Engine	EnergyPlus (version 9.5.0 + 22.2 + 25.1)
Standard	ANSI/ASHRAE Standard 140
Applied Climate Data	NCC Volume 1: Climate Zone 6 Weather File Use: AUS_VIC_Geelong.Racecourse.948570_TMY

Material Assumptions and Simulation Inputs…

Materials	
Building Element	Reflectance
Internal wall	0.7
Internal ceiling	0.8
Internal floor	0.3
External wall	0.5
Shading	0.2
Ground plane	0.2

Glazing: Visible Light Transmittance (VLT%)	
First Floor External windows	0.60
Ground Floor External windows	0.70

Grid Parameters and Radiance Options	
Lane Height (m)	0.75m
Design Sky:	Uniform Sky
Ceiling Height	As per architectural documentation

Unban Context

Fig 1. Taken from VIC Planning Map

Simulation Results…

The modelling tool used is Better Building. The simulation was conducted to determine the percentage of commercial spaces that have an average daylight factor of the following:

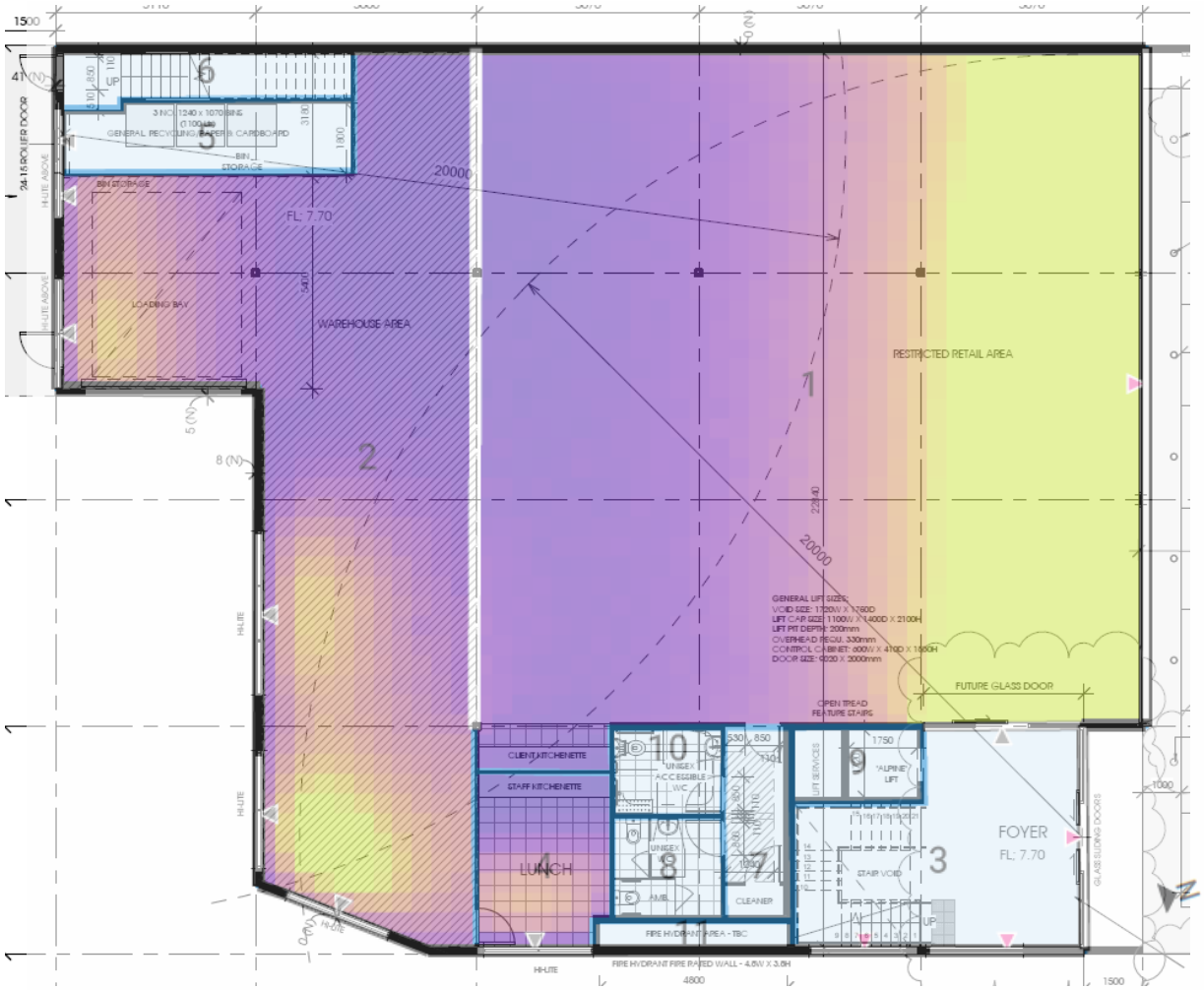
- Office, warehouse and retail space 2% or higher

This daylight calculation will focus on natural light assessment for regularly used floor areas. Neighbouring shading will be modelled, including wing walls, neighbour buildings, columns and canopies.

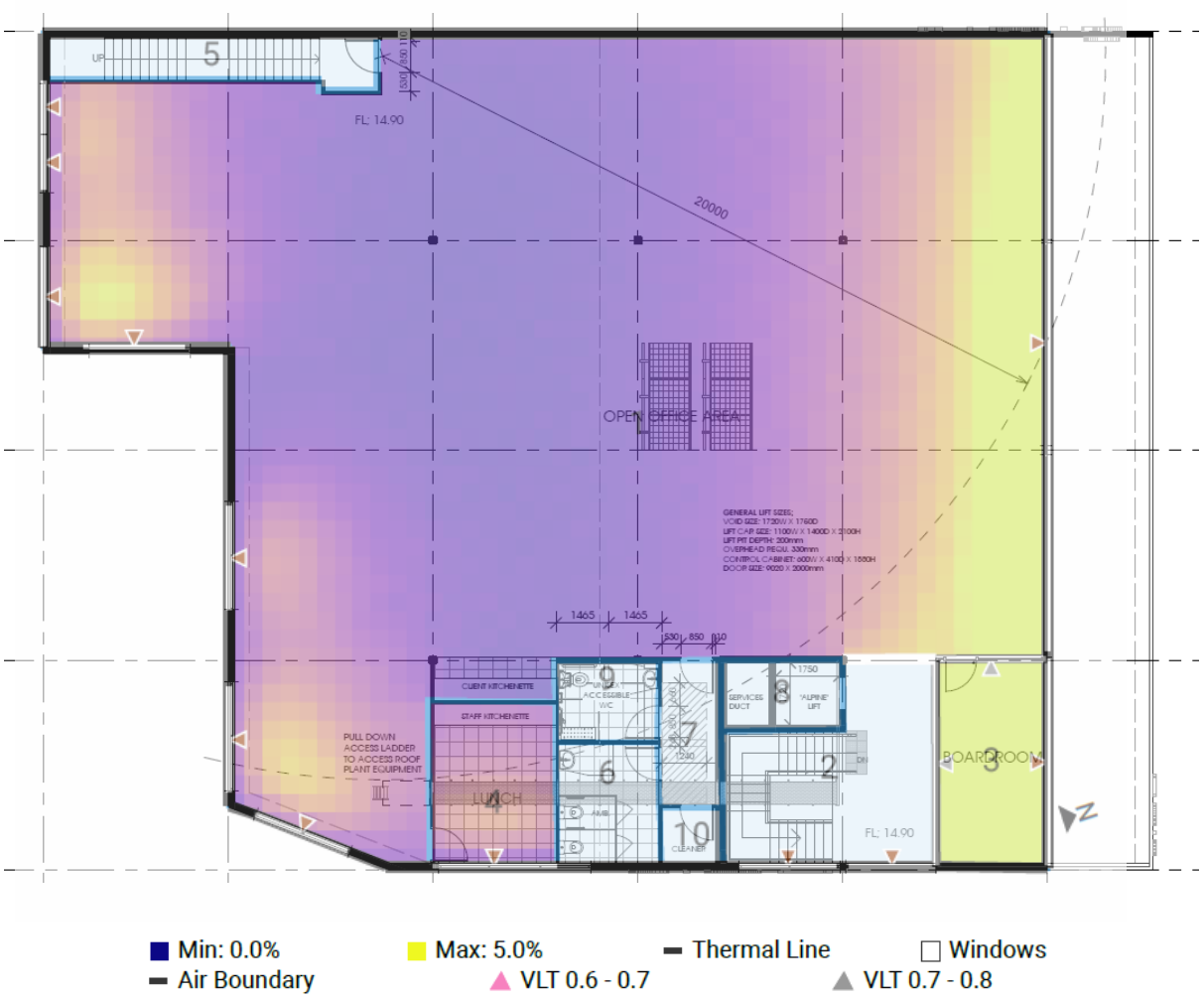
Summary of Calculation Results

Level	Zone	Area m²	Pass Area m²	≥2% daylight factor Percentage (%)
1	Retail	295.5	151.25	51.18
1	Warehouse	141.9	61.25	43.16
2	Lunch	15.3	6.18	40.39
2	Office	449	160.5	35.74
2	Boardroom	17.5	17.5	100
2	Lunch	15.8	10.21	64.62
The results show that the proposed additions daylight conditions are as follows: - **43.5%** of the building's office, warehouse and retail space have a daylight factor of 2% or higher.				

Ground Floor…

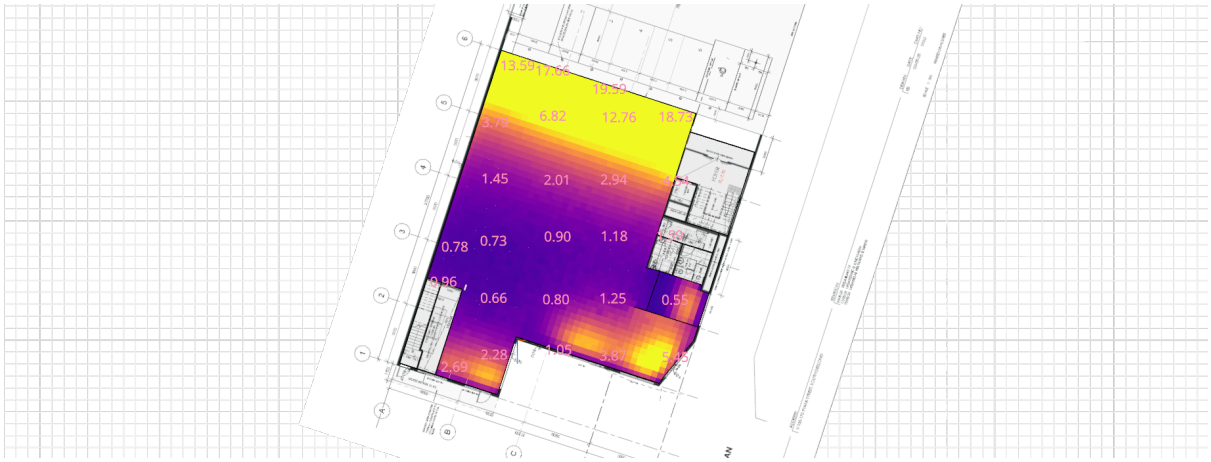


First Floor…

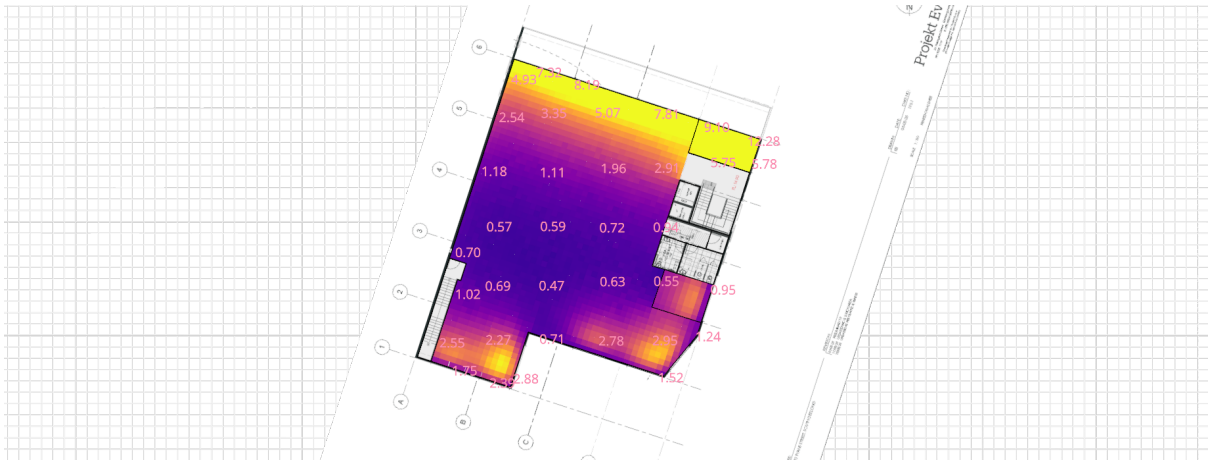

5
FL: 14.90
20000
OPEN OFFICE AREA
1465
1465
CLIENT KITCHENETTE
STAFF KITCHENETTE
ACCESSIBLE WC
SERVICES DUCT
ALPINE LIFT
PULL DOWN ACCESS LADDER TO ACCESS ROOF PLANT EQUIPMENT
LUNCH
BOARDROOM
FL: 14.90
Min: 0.0%
Max: 5.0%
Thermal Line
Windows
Air Boundary
VLT 0.6 - 0.7
VLT 0.7 - 0.8

Daylight Assessment – Better Building Model

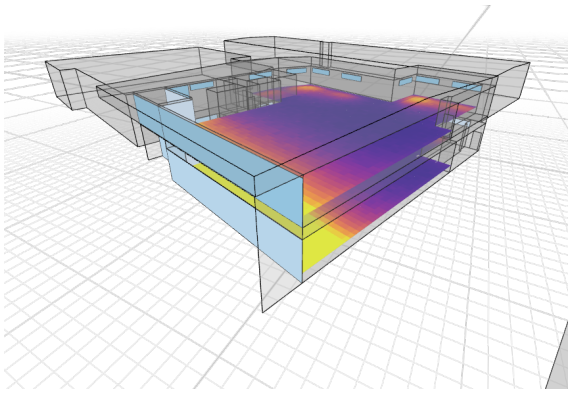
Ground Floor

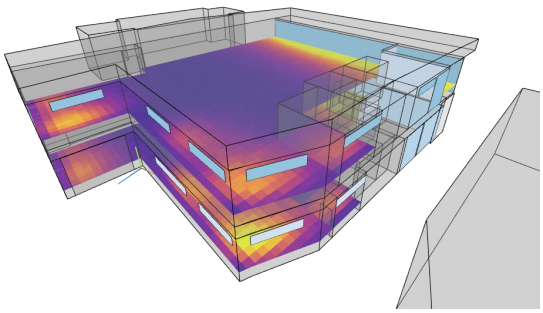


First Floor



3D Snapshots





Conclusion…

This Daylight Assessment has reviewed the proposed development having regard to the relevant planning and design guidance for daylight access, the internal room layout, the glazing configuration, and the surrounding built form context. The assessment has been supported by Better Building software, allowing a more comprehensive review of likely daylight performance within the nominated spaces.

Based on the information available at the time of assessment, the development is assessed as **Suitable** from a daylight performance perspective, subject to the assumptions and recommendations identified in this report.

Where unresolved matters or design shortcomings have been identified, the recommended amendments outlined in this report should be incorporated into the project documentation and confirmed as part of the detailed design and permit process.

Limitations…

This report has been prepared using the plans, specifications, schedules and supporting information made available to PassivEnergy as at the date of issue. It is limited strictly to the purpose of assessing the project from a daylight planning and design-review perspective.

This report does not constitute a glare analysis, artificial lighting design assessment, NatHERS certificate, Section J report, structural design certification, or post-occupancy performance audit unless expressly stated otherwise.

Without limitation, this report does not assess or certify matters relating to:

- artificial lighting design adequacy
- thermal comfort compliance
- acoustic performance
- structural implications of façade amendments
- authority approvals outside the stated planning scope
- final contractor methodology or construction quality

Where such matters arise, they should be referred to the appropriately qualified consultant, lighting designer, façade consultant, sustainability consultant, building surveyor, engineer, or other relevant expert engaged for that purpose.

This report is to be read as a whole and must not be relied upon in part only.