Winter sun at your home

Before and after the proposed development

DA D/2024/581 · 330 Botany Road, Alexandria · City of Sydney

Prepared 26 November 2026 for Alba, 499 Botany Road (sample) · 21 June (mid-winter), 9am-3pm, in 15-minute steps

Sample report. The spots are two windows of Alba, chosen by us to show the report; nobody ordered it. The DA was approved on 12 December 2024; this shows what a neighbour could have attached to a submission during the exhibition (24 July to 22 November 2024).

The proposal as modelled: Botany Road building (12 storeys): 40.6 m, about 2,909 m² footprint; O'Riordan Street building (10 storeys): 33.3 m, about 1,405 m² footprint.

Living room

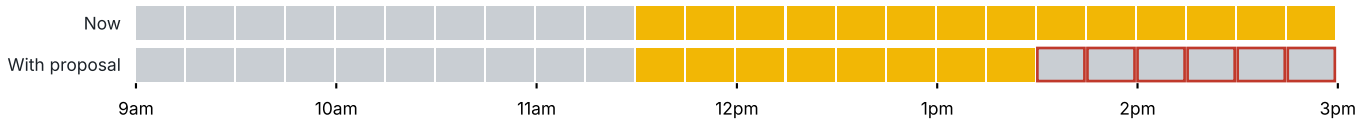
Loses sun; close to the 2-hour line

West-facing window, floor 2 of Alba

3 h 30 min of direct sun now → **2 h** with the proposal

−1 h 30 min

43% of today's sun, lost 1:30pm-3:00pm



Bedroom

Loses sun; stays at 2 hours or more

North-facing window, floor 3 of Alba

6 h of direct sun now → **5 h 15 min** with the proposal

−45 min

12% of today's sun, lost 2:15pm-3:00pm



What the numbers mean

Councils in NSW usually judge a neighbour's loss of sun by the hours of direct sun between 9am and 3pm on 21 June. The common tests: a window or garden that gets 2 hours or more should keep at least 2 hours; one that already gets less than 2 hours should not lose more (many DCPs), or not more than 20% (Apartment Design Guide). Page 2 on shows each test for each spot; page 5 cites the controls.

This report was prepared from public map data and the dimensions of the proposal as entered by the customer. It is not a planning, legal, surveying or architectural opinion, was not prepared by a registered architect, surveyor or planner, and is not an expert report for court proceedings. It does not say whether the development should be approved or refused. Council will rely on the applicant's own shadow analysis; use this report to show your concern and to ask for that analysis to cover your home.

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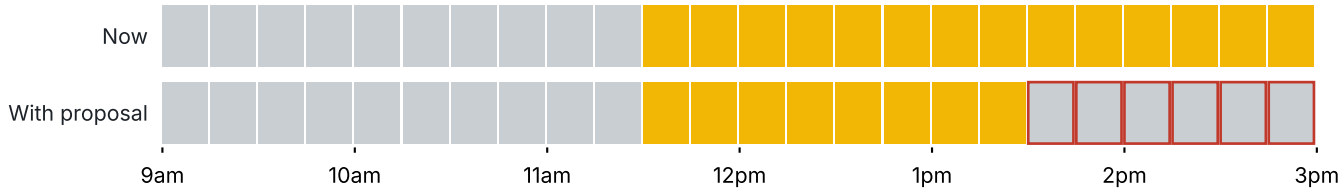
Living room

Loses sun; close to the 2-hour line

West-facing window, floor 2 of Alba

Living room: 3 h 30 min of direct sun on 21 June (9am-3pm) now, 2 h with the proposal (a loss of 1 h 30 min, 43%).

Direct sun on 21 June, 15-minute steps (yellow = in sun; red outline = sun lost to the proposal)



The tests

Met — **2-hour benchmark (ADG 4A-1, applied to neighbours through ADG 3B-2)**

Now the window gets 3 h 30 min, at least 2 hours; with the proposal 2 h, still at least 2 hours.

n/a — **No additional overshadowing where a dwelling gets under 2 hours (e.g. Sydney DCP 2012 4.1.3.1(2), 4.2.3.1(3))**

Does not apply: the window gets 2 hours or more now.

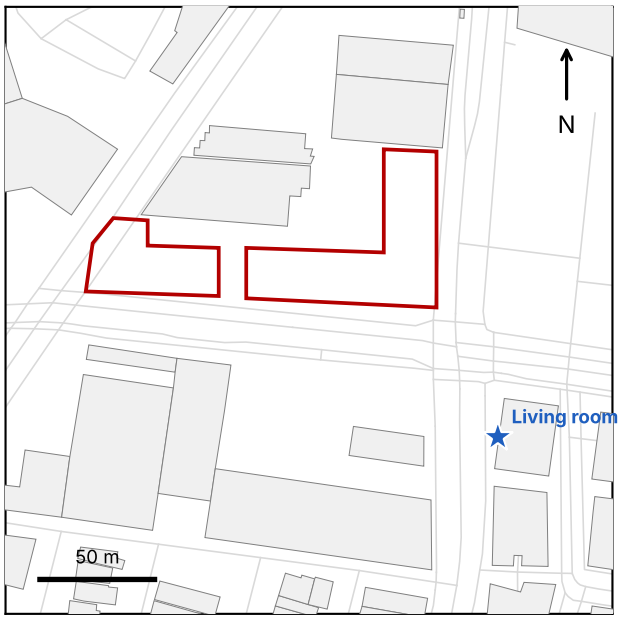
n/a — **No more than a 20% cut where a neighbour gets under 2 hours (ADG 3B-2 guidance)**

Does not apply: the window gets 2 hours or more now.

How firm is this?

With the new building 3 m lower: 2 h 45 min; 3 m higher: 2 h (as modelled: 2 h). The whole 2 m strip of wall gives the same answer. The result is within 15 minutes of the 2-hour line, so small differences between this model and the real buildings could change which side of the line it falls. Ask for the applicant's analysis of this spot.

Checked at about 4.2 m above the ground, on the wall facing 278° (bearing from true north), 2.3 m from where you clicked.



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Bedroom

Loses sun; stays at 2 hours or more

North-facing window, floor 3 of Alba

Bedroom: 6 h of direct sun on 21 June (9am-3pm) now, 5 h 15 min with the proposal (a loss of 45 min, 12%).

Direct sun on 21 June, 15-minute steps (yellow = in sun; red outline = sun lost to the proposal)



The tests

Met — **2-hour benchmark (ADG 4A-1, applied to neighbours through ADG 3B-2)**

Now the window gets 6 h, at least 2 hours; with the proposal 5 h 15 min, still at least 2 hours.

n/a — **No additional overshadowing where a dwelling gets under 2 hours (e.g. Sydney DCP 2012 4.1.3.1(2), 4.2.3.1(3))**

Does not apply: the window gets 2 hours or more now.

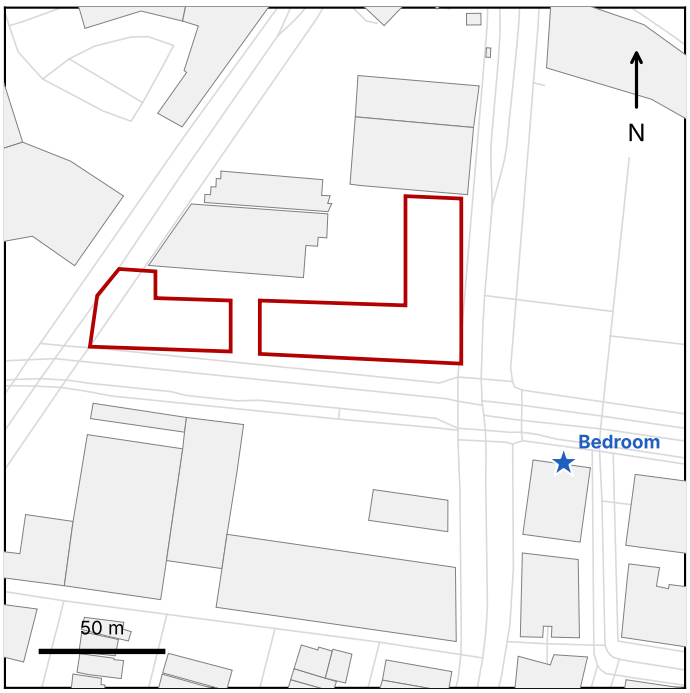
n/a — **No more than a 20% cut where a neighbour gets under 2 hours (ADG 3B-2 guidance)**

Does not apply: the window gets 2 hours or more now.

How firm is this?

With the new building 3 m lower: 5 h 30 min; 3 m higher: 5 h 15 min (as modelled: 5 h 15 min). Across the 2 m strip of wall: 6 h-6 h now, 5 h 15 min-5 h 30 min with the proposal.

Checked at about 7.4 m above the ground, on the wall facing 8° (bearing from true north), 2.1 m from where you clicked.



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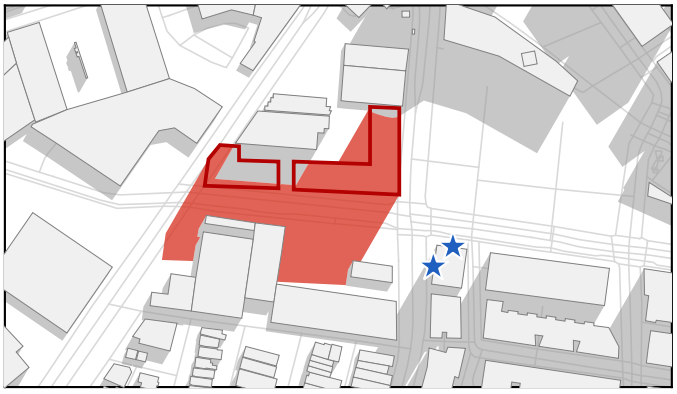
Shadows on 21 June, hour by hour

Grey: shadow there today. Red: new shadow from the proposal. Blue star: your spot. Shadows are drawn on the ground; a window above the ground can be in sun while the ground below it is in shadow, so the hours on the earlier pages are worked out at the window itself.

9am · sun 43°, 19° up



10am · sun 30°, 26° up



11am · sun 15°, 31° up



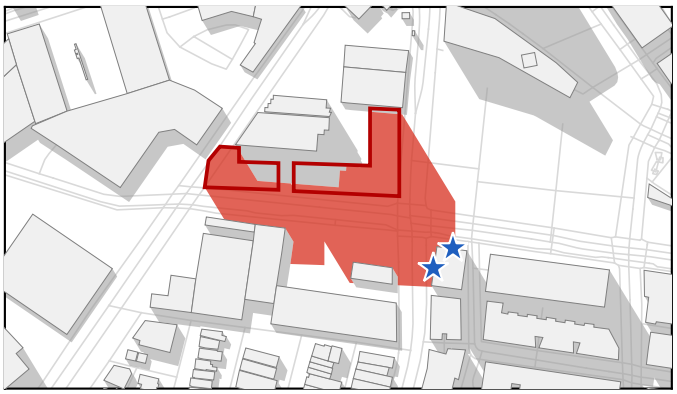
12pm · sun 359°, 33° up



1pm · sun 343°, 31° up



2pm · sun 329°, 26° up



3pm · sun 316°, 18° up



shadow today (kept)
new shadow from the proposal
shadow removed (buildings demolished)
proposed buildings, as entered

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Using this in your submission

Wording you can adapt. It states the estimate and asks for the applicant's analysis; add how the change would affect you (which room, how you use it) in your own words.

> I am writing about development application D/2024/581 at 330 Botany Road, Alexandria. My concern is the loss of mid-winter sunlight to my home.
>
> An independent estimate from public data (attached) indicates that the west-facing window (Living room) on floor 2 of Alba receives about 3 h 30 min of direct sunlight between 9am and 3pm on 21 June now, and would receive about 2 h with the proposal as shown in the plans, with sun lost between about 1:30pm and 3:00pm. That would leave it at or within minutes of the 2 hours of mid-winter sun that the NSW Apartment Design Guide uses as its benchmark, close enough that the applicant's own analysis should confirm it.
>
> An independent estimate from public data (attached) indicates that the north-facing window (Bedroom) on floor 3 of Alba receives about 6 h of direct sunlight between 9am and 3pm on 21 June now, and would receive about 5 h 15 min with the proposal as shown in the plans, with sun lost between about 2:15pm and 3:00pm.
>
> I ask Council to require the applicant to provide hourly shadow diagrams and 'view from the sun' elevations for 21 June, 9am to 3pm, that show my property, and to assess the impact against the solar access controls that apply to neighbouring dwellings.
>
> The attached estimate was made from public map data and the heights stated in the application. It is not a surveyed or professional report, and I ask that the applicant's architect confirm the figures.

Practical tips

- Lodge before the exhibition (notification) period ends; it is on the council's notice and the NSW Planning Portal. Quote the DA number and the site address.
- Explain how the proposal would affect you in your own words, one concern per heading. Attach this report as supporting information rather than pasting all of it.
- Submissions are usually published or available on request (GIPA Act 2009). Your address and what you write may be seen by others; leave out personal details you do not want shared.
- Stick to facts and planning matters (sunlight, privacy, bulk). Avoid comments about the applicant.
- The council's form may ask you to disclose reportable political donations. That is for you to answer.
- If you want a professional opinion (for example to brief a planner, or for a Land and Environment Court appeal), give this report to a town planner or solar access consultant; they can check it against the surveyed plans.

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Method, limits and the controls cited

Controls

NSW Apartment Design Guide (ADG), 4A-1 and 3B-2

4A-1 asks that living rooms and private open space of at least 70% of a new building's apartments get 2 hours of direct sun between 9am and 3pm at mid-winter (Sydney Metropolitan Area). Objective 3B-2 asks that overshadowing of neighbouring properties is minimised during mid-winter; its design guidance says that where a neighbour does not already get the required hours, solar access should not be reduced by more than 20%. Councils and the Land and Environment Court usually read the 2 hours as the benchmark for neighbours too. The ADG applies to apartment developments of 3 or more storeys and 4 or more dwellings.

Council development control plans (DCPs)

Most Sydney councils set a neighbour test in their DCP. Example: Sydney DCP 2012 (City of Sydney) 4.1.3.1(2) and 4.2.3.1(3): new development must not create any additional overshadowing onto a neighbouring dwelling where that dwelling currently receives less than 2 hours of direct sun to habitable rooms and 50% of the private open space between 9am and 3pm on 21 June. Check the clause in your council's DCP; numbers and wording differ.

Land and Environment Court planning principle

The Benevolent Society v Waverley Council [2010] NSWLEC 1082 sets out how the Court weighs the loss of sunlight to neighbours, including that numerical guidelines are not the only test. Planning principles guide decisions but are not binding controls.

Assumptions and limits

- The proposal is modelled as the plain shapes and heights you entered from the DA plans (the top of each building above the site's ground). Setbacks, stepped upper floors, roof plant, balconies and screens on the real design are not modelled unless you drew them. Check the heights against the DA's elevations.
- Existing buildings come from OpenStreetMap, with heights from airborne LiDAR where we have it and from mapped storeys or nearby buildings elsewhere; ground levels from the NSW 5 m elevation model.
- A window is judged at the middle of a 2 m wide strip of the wall you clicked, 1 m above the floor (as the ADG measures); the floor heights are estimated. The real window size, reveals, balconies above and room layout are not known. A garden is judged by the hours that at least half of it gets, 0.2 m above the ground.
- Sun is counted in 15-minute intervals from 9am to 3pm on 21 June (the middle of each interval is tested). Trees are left out, as the ADG and council guides require.
- Buildings approved but not yet built nearby are not included unless listed on page 1.

Site ground level about 14.1 m above sea level; the proposal stands on that level. Buildings now on the site and removed in the 'with the proposal' case: 0. Computed 2026-11-26 with the twin's 'sunlight_green_square' area.

What this report is not

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