

LAND & ENVIRONMENT COURT APPEAL 2021/00142608

CHRISTOPHER NEEDHAM V MOSMAN MUNICIPAL COUNCIL

SOLAR ACCESS ASSESSMENT – IMPACT UPON 23 CABBAN STREET, MOSMAN

Prepared by Andrew Minto on the 17th August 2021

Time of Day on the 21 st June (winter solstice)	Solar Access to Internal Living Area (located within the rear north east corner of the dwelling)	Solar Access to Private Open Space (Timber terrace at Rear & Side of Dwelling)	Comments
9.00am	✓	✓	Excellent solar access to internal living area and to the southern half of the rear terrace
9.30am	✓	✓	Excellent solar access to internal living area and to virtually all of the rear terrace
10.00am	✓	✓	Good solar access to internal living area and excellent solar access to virtually all of the rear terrace
10.30am	✗	✓	Unsatisfactory solar access to internal living area and excellent solar access to virtually all of the rear terrace
11.00am	✓	✓	Good solar access to internal living area and to three quarters of the rear terrace
11.30am	✓	✓	Good solar access to internal living area and to half of the rear terrace
12.00pm	✓	✓	Good solar access to internal living area and to one third of the rear terrace

Time of Day on the 21 st June (winter solstice)	Solar Access to Internal Living Area (located within the rear north east corner of the dwelling)	Solar Access to Private Open Space (Timber terrace at Rear & Side of Dwelling)	Comments
12.30pm	✗	✓	Unsatisfactory solar access to internal living area and limited solar access to the rear terrace
1.00pm	✓	✓	Good solar access to internal living area and limited solar access to the rear terrace
1.30pm	✓	✓	Good solar access to internal living area and limited solar access to the rear terrace
2.00pm	✓	✓	Good solar access to internal living area and limited solar access to the rear terrace
2.30pm	✗	✗	Unsatisfactory solar access to the internal and rear terrace area
3.00pm	✓	✗	Good solar access to internal living area and unsatisfactory solar access to the rear terrace
Total Hours	3.5 hours	5 hours	Based upon this assessment it is my opinion that the adjoining property at 23 Cabban Street will receive a minimum of 3 hours of solar access to living areas and the main ground level private open space on the winter solstice.

Notes:

1. This assessment is based upon Drawing No. DA29 prepared by Corben Architects, Revision H and dated 14/8/21.
2. An additional living area is located in the front north western corner of the adjoining dwelling at 23 Cabban Street and which also receives solar access.
3. The above assessment is based upon the winter solstice with additional solar access being provided at other times of the year including at the equinox.