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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 27/06/2025 5:09:00 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

27/06/2025

MR Gregory Coppin  
8 / 24 - 26 Golf AVE  
Mona Vale NSW 2103  
[REDACTED]

**RE: DA2025/0447 - 2 / 32 Golf Avenue MONA VALE NSW 2103**

I note the Solar Access report, dated 10 June 2025, prepared by Walsh architects. This document confirms that ADG minimum solar access requirements are not met.

I also note that the submitted View From The Sun diagrams rely upon proposed building modelling that does not include roof top plant or the proposed solar access panels, which submitted roof plans show covering large areas of the roof. No information is provided on the type or height of these panels.

The submitted View From The Sun diagrams therefore under estimate the extent of overshadowing that the proposal will inflict on adjoining properties. The necessary inclusion of these rooftop installations will result in an even greater non compliance with required solar access controls. A further reason why this development should not be approved

Greg Coppin

