7 April 2025

Application No. DA2025/0238

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We are concerned about how much shading from the proposed top story will affect our house, in particular our two living room windows which face north directly towards the proposed top story.

Of the 21 plans and cross sections contained in the Plans_-_Master_Set.pdf only one (drawing 19, page 20) attempts to address the shading issue and what impact it has on our property.

Unfortunately, it does this rather superficially as it only shows the shadowing in plan form with no elevation views to demonstrate how far up our northern wall the shadows extend and for how many days/months of the year the shadowing will occur.

We have done some analysis of our own which suggests a more complex situation exists than is implied by the simplistic presentation of drawing 19.

Date	Sun Angle (degrees)	Sun Azimuth (degrees)	Shadow length (m) cast by 7.92m high roof line	Shadow height (m) up wall at 5.95m from roof line	Height (m) of Shadow above window sill	Percentage of window in shadow
15/05/25	37.57	357.38	10.3	3.09	0.09	7%
31/05/25	34.31	357.91	11.61	3.60	0.60	51%
15/06/25	32.95	358.73	12.22	3.80	0.80	69%
21/06/25	32.83	359.09	12.28	3.82	0.82	70%
30/06/25	33.11	359.61	12.14	3.78	0.78	66%
15/07/25	34.77	0.25	11.41	3.53	0.53	45%
29/07/25	37.56	0.42	10.3	3.09	0.09	7%

We used an online tool Suncalc.org to compute the position of the sun and the length of shadow cast by the sun at that position (columns B – D) for a number of dates across the winter months when shadowing of the windows occurs.

The 7.92m height calculation of the proposed ridgeline comes from drawing 16 (page 17 of Plans_-_Master_Set.pdf).

The 5.95m horizontal distance from the ridgeline to our northern wall results from a scaled measurement (4.1m) from drawing 16 + a physical measurement of our wall to the fence palings (1.85m).

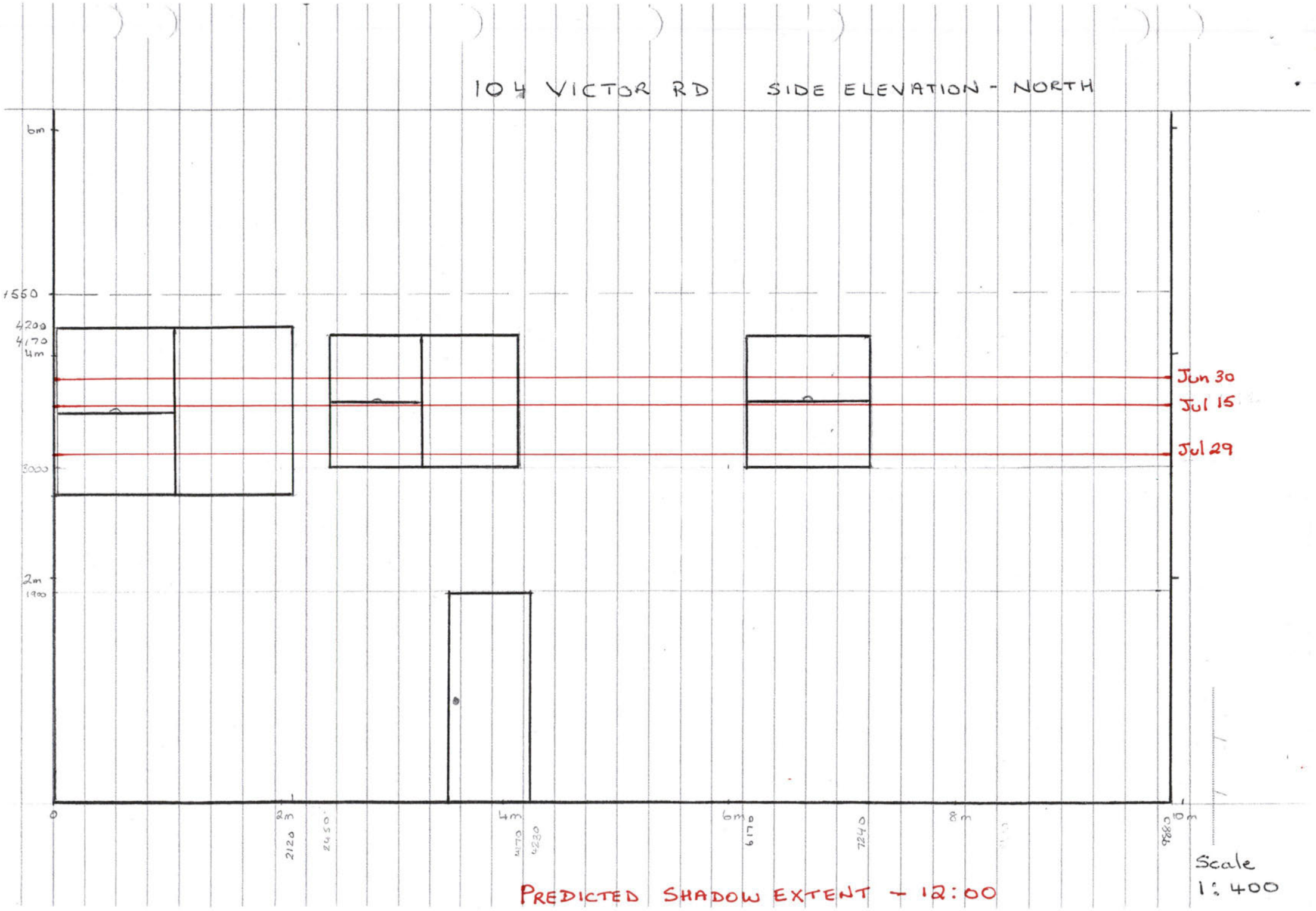
The formula used to calculate the shadow height up the wall is ((D - (1.85 + 4.1)) * TAN(B)) -0.26 where D is the Shadow length from column D, B is the sun angle from column B and 0.26 is the difference in ground level between 104 and 106 Victor Rd (this was measured physically as well as being scaled from a supplementary drawing supplied by our neighbours).

Both living room windows are 3.0m from the ground where the glass begins (not the frame or architrave) and the height of the glass in the window is 1.17m.

We have raised our concerns with the neighbours and they have been able to provide us with an extra drawing showing the shadowing in elevation view for the worst case scenario of midday on June 21st (shortest day of the year). We feel that more of these would be useful in evaluating the full extent of the window shading over winter.

104 VICTOR RD SIDE ELEVATION - NORTH

PREDICTED SHADOW EXTENT - 12:00


104 VICTOR RD SIDE ELEVATION - NORTH
6m
1550
4200
4170
4m
3000
2m
1900
Jun 30
Jul 15
Jul 29
0
2m
2120
2450
4m
4170
4230
6m
6170
7240
8m
10m
9880
Scale
1:400
PREDICTED SHADOW EXTENT - 12:00