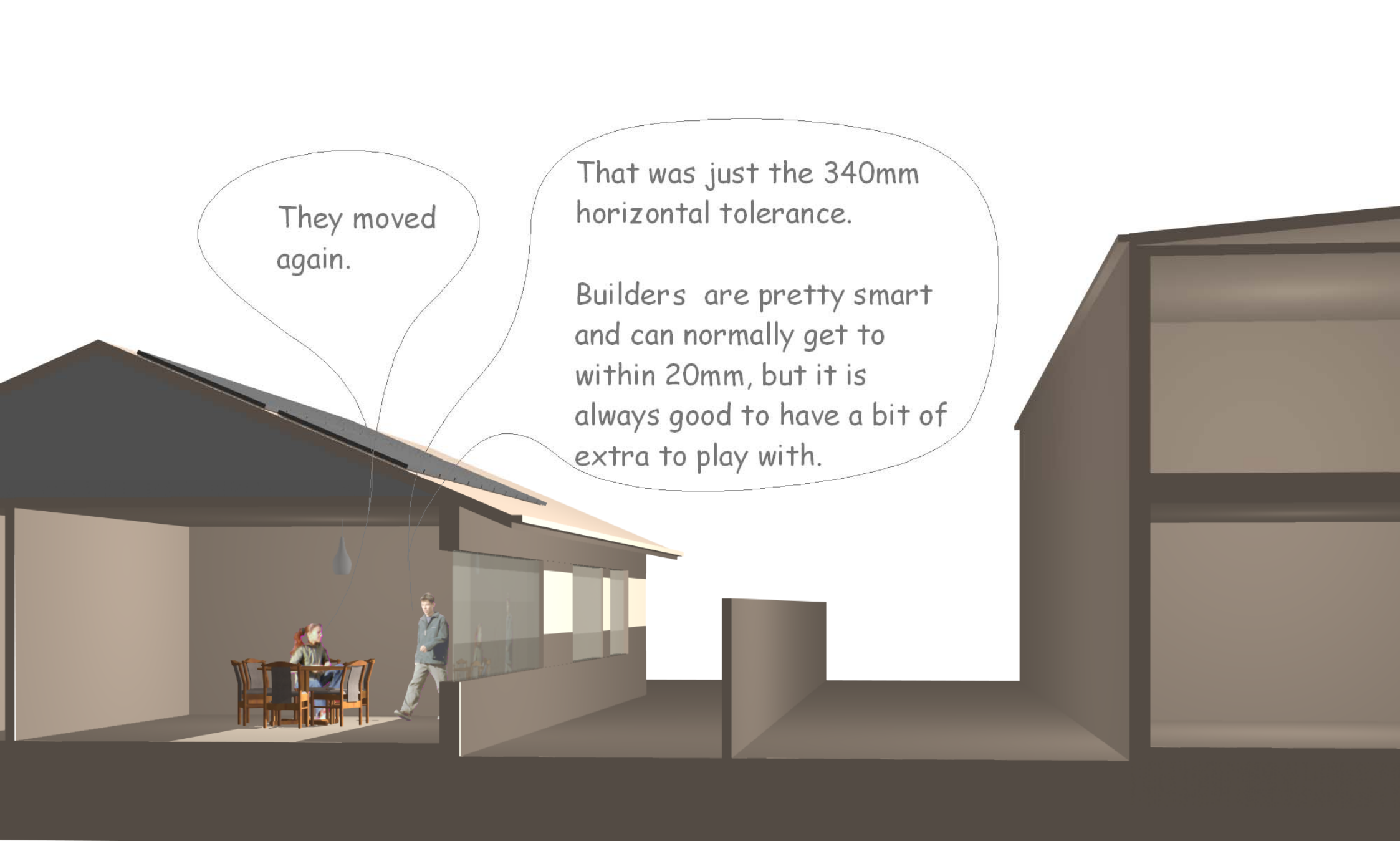


That's funny I just saw the neighbours' house move south and now the bottoms of our windows are in shade.

Yeah that's DV346!!! Lucky we have one of these funky new moving houses. I will just push the button and we can move south too.

Oops!! It is stuck!!

21st of June, 12 noon




They moved again.

That was just the 340mm horizontal tolerance.

Builders are pretty smart and can normally get to within 20mm, but it is always good to have a bit of extra to play with.

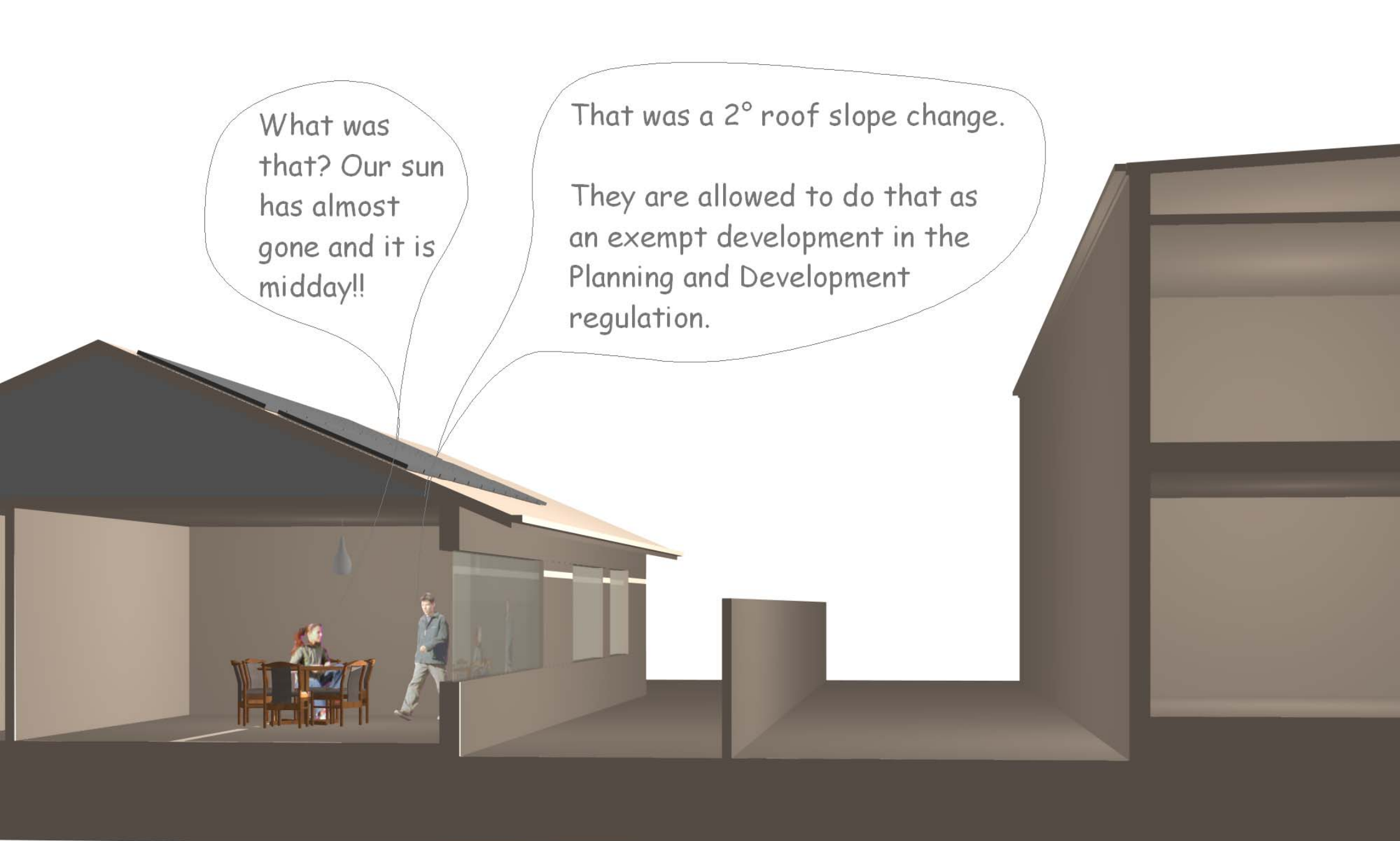
21st of June, 12 noon



Now they are going up!!!

That is just the 340mm vertical tolerance.

21st of June, 12 noon

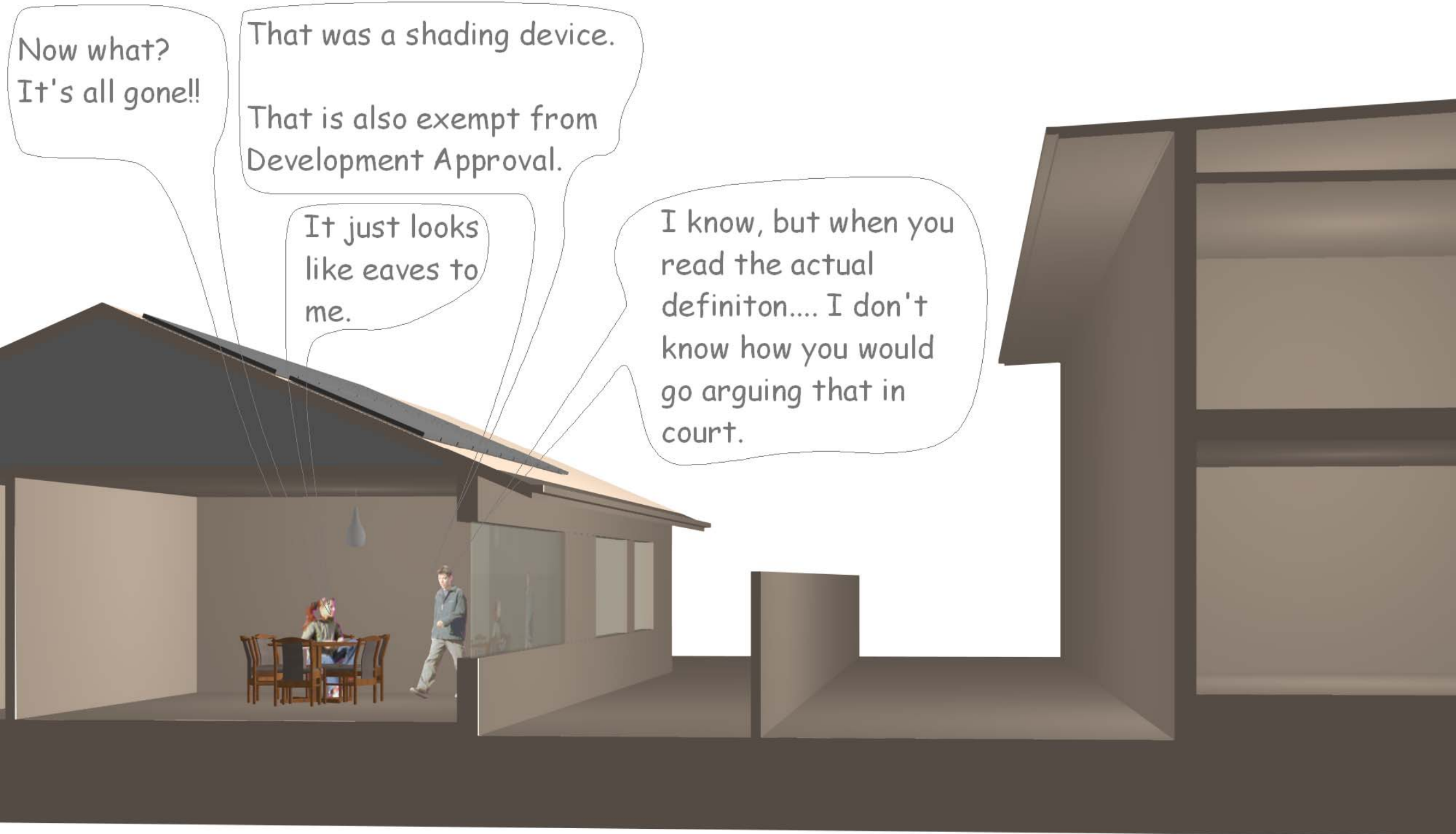


What was that? Our sun has almost gone and it is midday!!

That was a 2° roof slope change.

They are allowed to do that as an exempt development in the Planning and Development regulation.

21st of June, 12 noon



Now what?  
It's all gone!!

That was a shading device.  
That is also exempt from  
Development Approval.

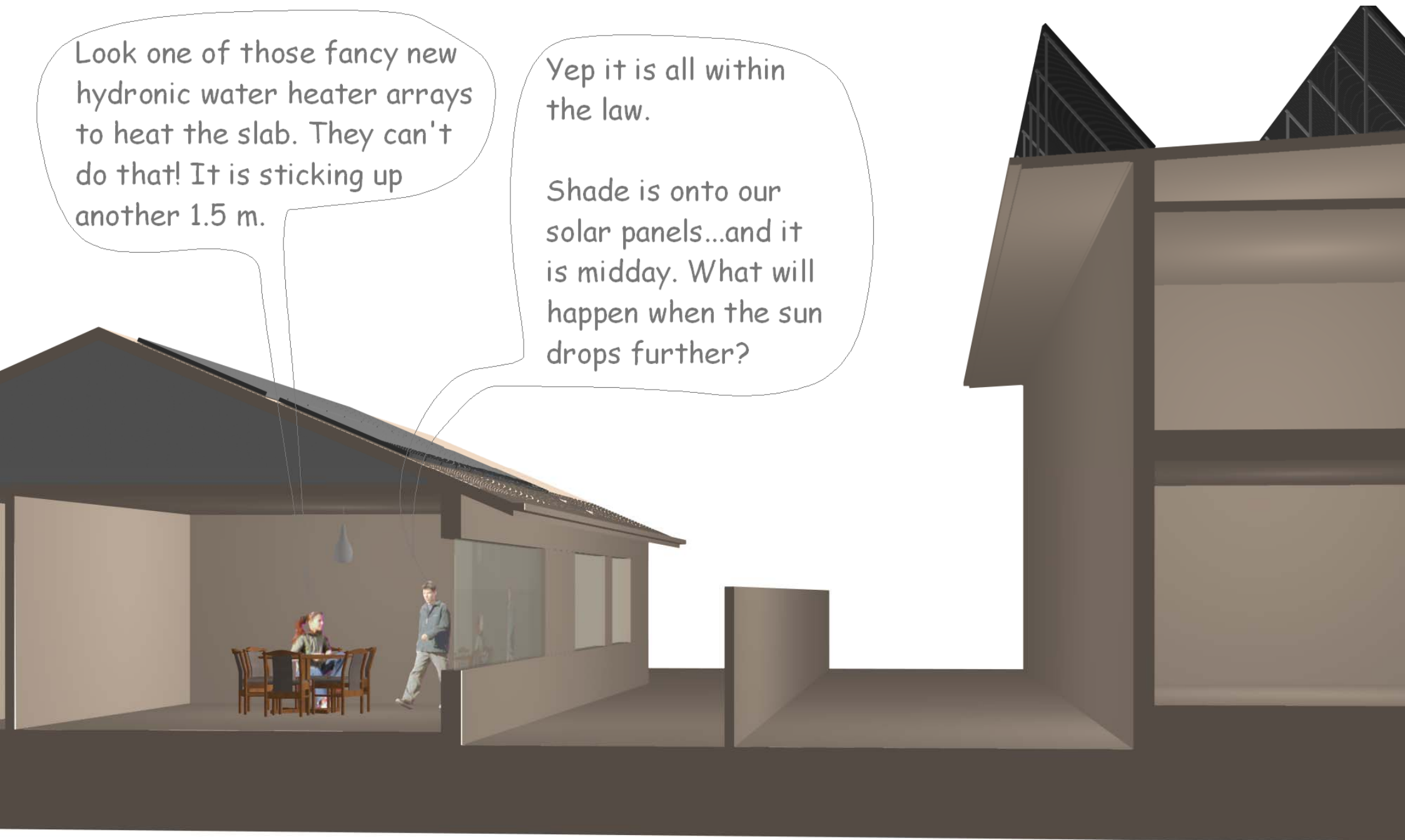
It just looks  
like eaves to  
me.

I know, but when you  
read the actual  
definiton.... I don't  
know how you would  
go arguing that in  
court.

Look one of those fancy new hydronic water heater arrays to heat the slab. They can't do that! It is sticking up another 1.5 m.

Yep it is all within the law.

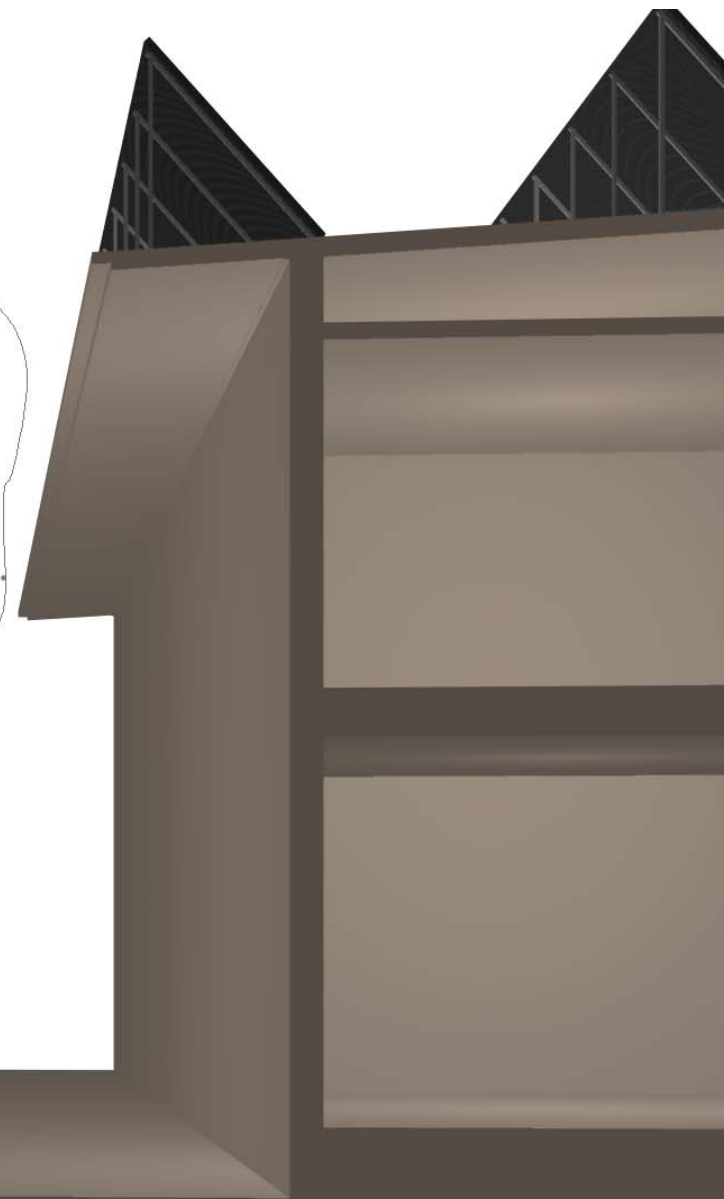
Shade is onto our solar panels...and it is midday. What will happen when the sun drops further?



21st of June, 12 noon

DV 346 would be OK if we were building a new house. All houses get shifted south so the amount of overshadowing is the same....but we have already built.

That's right and it just adds another layer of shade on top of all these other tolerances and exemptions. We have to do something about it!!! We have only got until 7th of April to make a comment. Let's google "dv346 actpla".



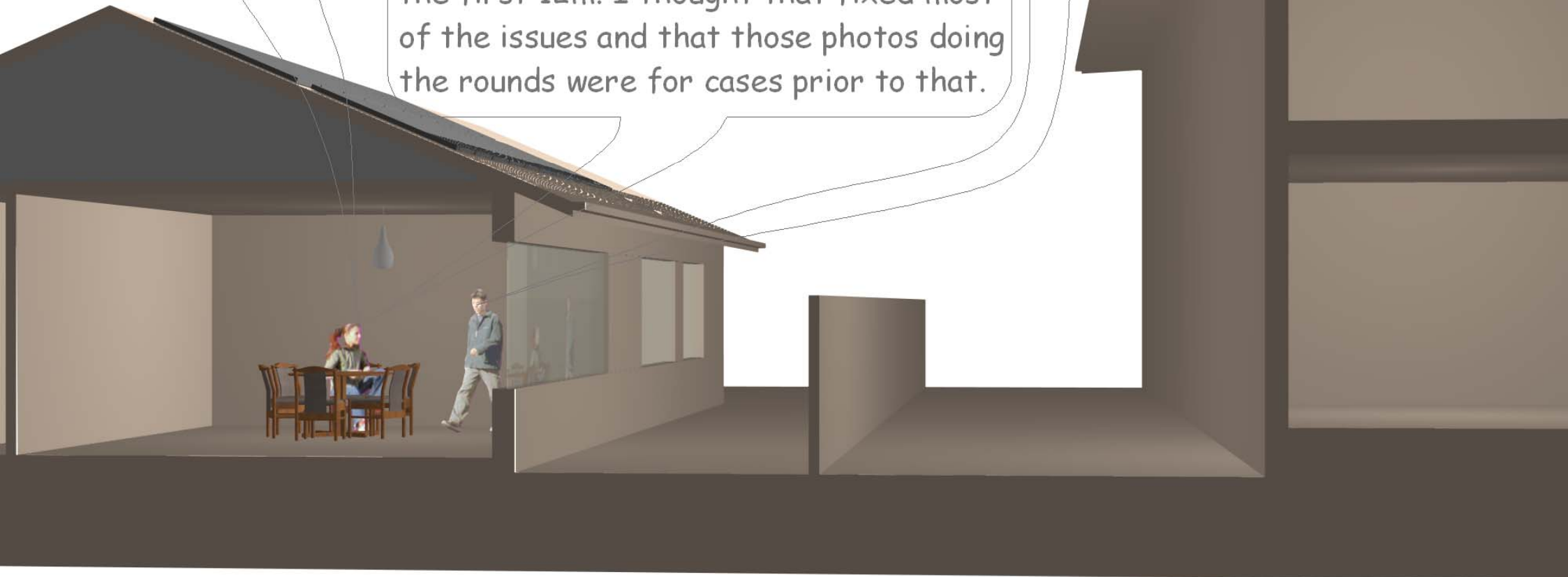
21st of June, 12 noon



I did see some photos of some dodgy stuff that was happening under V306 but I was never sure if that was a result of V306 or just bad design.

Hang on was V306 the last lot of changes that happened a few years ago, not to be confused with DV346 being proposed now?

Yes that's right and don't forget that 306 has already been changed to increase the solar fence from 1.8m to 2.4m for the first 12m. I thought that fixed most of the issues and that those photos doing the rounds were for cases prior to that.



21st of June, 12 noon

Stop for a minute. Imagine that we could keep all these crazy tolerances and exemptions under control.....  
...and our boundary rotated a bit east.

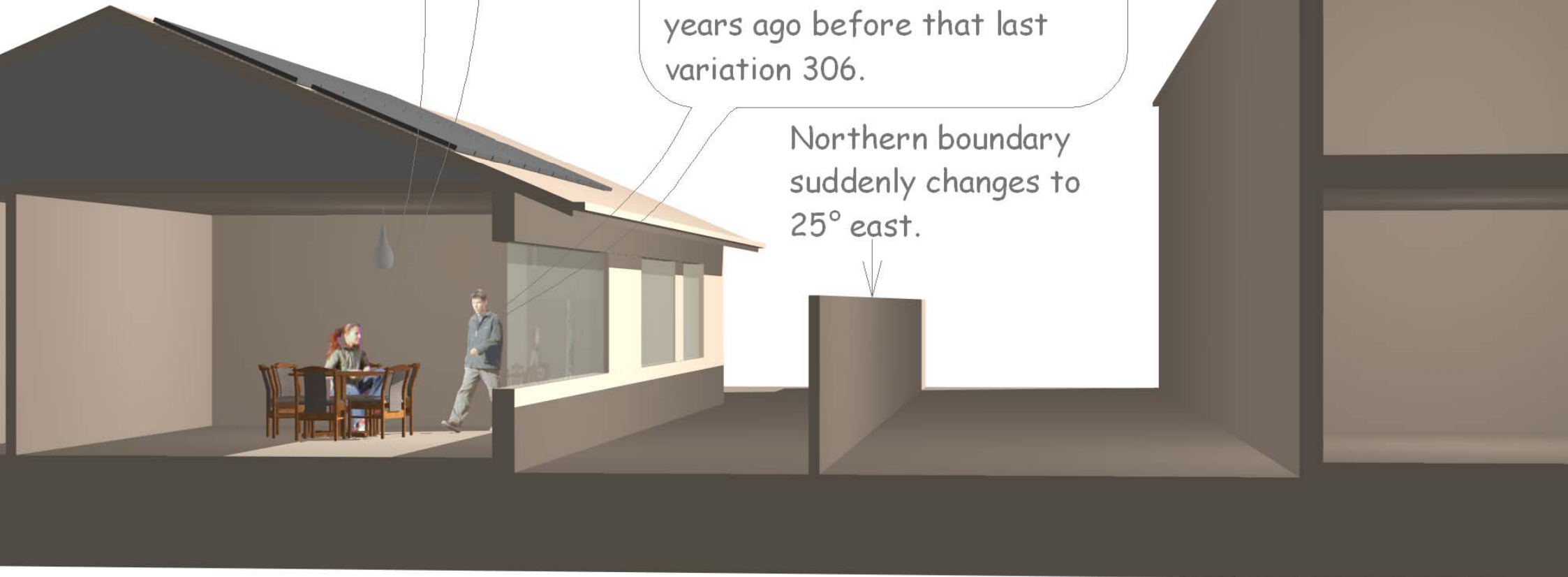
How would DV346 be then?????

Well we get a lot more sun on our yard at midday and afternoon.... but it wouldn't help our heating bills.

In fact our star rating would be lower than it was three years ago before that last variation 306.

Tolerances and exemptions disappear.

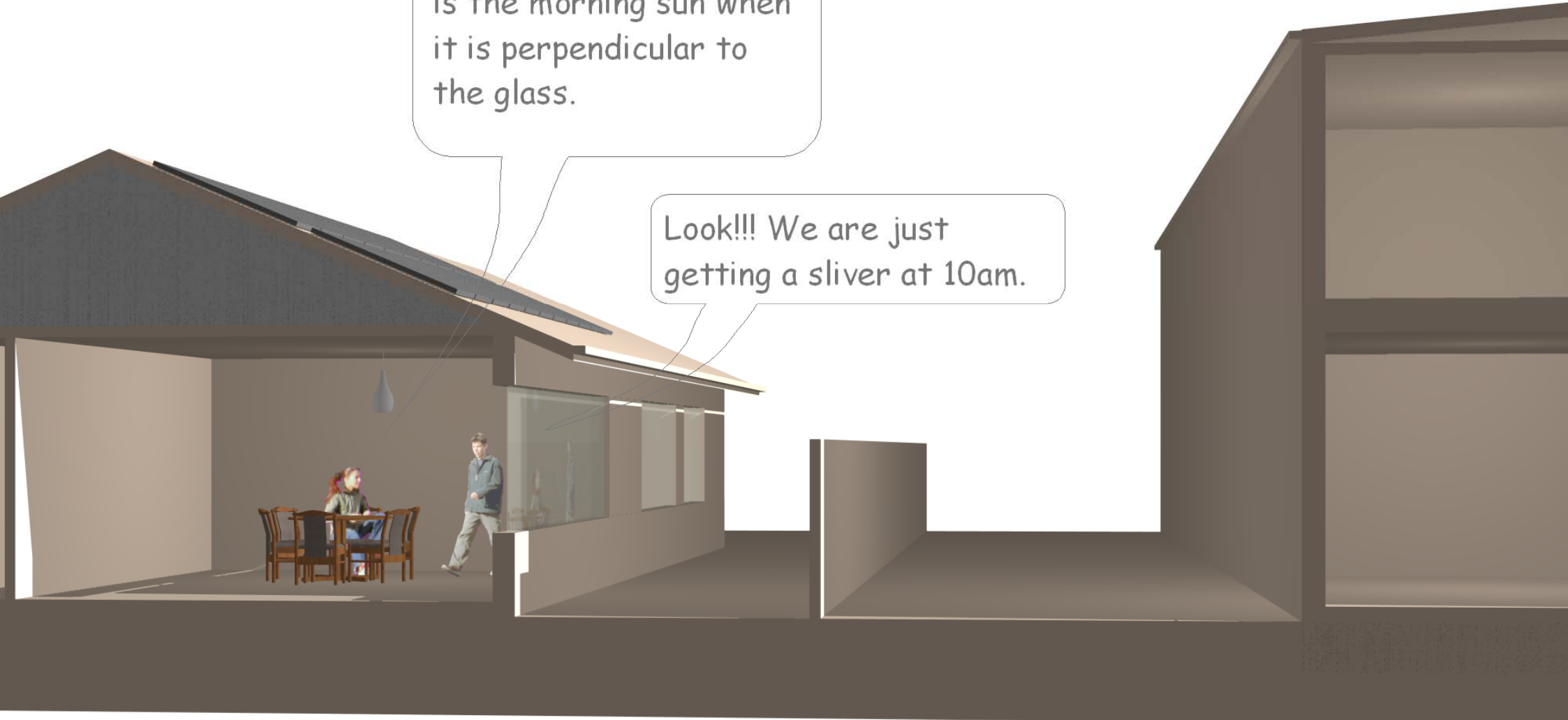
Northern boundary suddenly changes to 25° east.



21st of June, 12 noon

The strongest sun for us is the morning sun when it is perpendicular to the glass.

Look!!! We are just getting a sliver at 10am.



Northern boundary:- 25° east.

10am  
21st of June, ~~12 noon~~

Meanwhile back at our block with the true northern boundary.....

Can I just ask you something?  
Have all these shadows been faked to make a point?

No, they are all to scale and with the right sun angles for Canberra on the 21st of June.



21st of June, 12 noon

One last question.

Why are we still glowing even though we are sitting in the dark???

That is a very good question!



21st of June, 12 noon

Please put DV346 on hold until all the other tolerances and exemptions are dealt with.

Solar access needs to be looked at in conjunction with the other parts of the Territory Plan, the Planning and Development Regulation, and the way new estates are laid out.

Don't let's have any blocks with less sun than before V306.

Let's design Canberra so it is denser but don't let's give up on solar access.

Google "DV346 actpla" and make a comment to the Territory Plan Team before the 7th of April.

It is important!!!!

Robbie Gibson  
Green House Architects