

From: [Marcus Rowan](#)
To: [Councillors Group](#)
Cc: [E.I.](#); [Communications](#); [Governance](#); [Chris Shinn](#); [Mosheur Rahman](#)
Subject: RE: Emailing: Memo to Cllrs - FW DCP Am No.2
Date: Tuesday, 24 February 2026 2:37:45 PM
Attachments: [Image001.png](#)

Afternoon Councillors - Further to the above matter to be considered at tonight's meeting a question has been asked concerning the changes to the solar access provisions for adjoining properties.

The following extract shows the proposed new text highlighted in yellow. The intent is to ensure adequate sunlight to the yard areas of dwelling houses adjoining new development and reflects long standing development assessment practices and case law.

Chapter	Amendment	Purpose for the Change	Who Proposed the Amendment
Chapter 5A Dwelling Houses	5A.5.1 Solar Access b) The windows to at least one living area of a dwelling on the neighbouring/adjoining dwelling/s and more than two-thirds of their private open space must receive a minimum 3 hours of sunlight between 9.00am and 3.00pm at the mid-winter solstice. Where this requirement is already not achieved prior to the single dwelling development, the development must not result in additional overshadowing on the affected living area and private open space of the neighbouring dwelling.	Updating solar access control to include private open space of neighbouring/adjoining dwelling/s	Nick Bolianitis, Building Control

Please contact me should you have any queries.

Regards - Marcus

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