
Sent: 10/07/2023 8:41:08 PM
Subject: Re: DA2022/0145 at Dee Why
Attachments: 0538_001.pdf;

Greetings

Please see attached a photograph and series of shadow diagrams relating to the above DA. Please accept my apology for their late delivery as I had hoped to submit these earlier today but I only received all of them late today.

The various shadow diagrams were commissioned last week in light of the fact that the diagrams previously submitted on behalf of the Applicant did not identify which areas of Stony Range would be covered by winter shadows. All figures have been superimposed on the most recent Nearmap photograph, namely 1 May 2023. Figures A,B and C display the winter shadows at 10am, 12 noon and 2pm whilst Figure D displays the total shadowed area covered between 10am and 2pm. The actual area of shadow throughout the day would be greater but this period covers the principal period when the picnic and barbecue area is used during winter.

The attached photograph was taken on 6 July 2023 at 2:15pm and highlights the amount of sun at that time of day that streams across the picnic and barbecue area. This photograph very clearly highlights that despite all of the trees within Stony Range (as depicted on the aerial photograph) that the angle of sun in winter is such that it streams through the trees on the northern boundary below their canopies to provide the very pleasant ambiance enjoyed by visitors in winter. Enjoying the warmth of the sun in winter is a normal human trait. This view of the sun will be lost forever in winter if the proposed development proceeds as currently proposed.

I would greatly appreciate it if these figures and particularly the photograph could be provided to the Panel members prior to the Panel Hearing on Wednesday as I intend to speak to the photograph during my presentation to the Panel. The photograph is of extreme relevance given the Applicant's consultants have not provided such a photo to the panel but rather have focused upon the percentage of shadow coverage of the entire reserve and the inappropriate reliance of the theme of "the proposal does not result in any unreasonable shadowing".

Kind Regards

Rob Corkery





SCALE



Base Photo Source: Nearmap 1 May 2023

Figure A
STONY RANGE SHADOW
10:00 AM WINTER



SCALE



Base Photo Source: Nearmap 1 May 2023

Figure B
STONY RANGE SHADOW
12:00 PM WINTER



SCALE



Base Photo Source: Nearmap 1 May 2023

Figure C
STONY RANGE SHADOW
2:00 PM WINTER

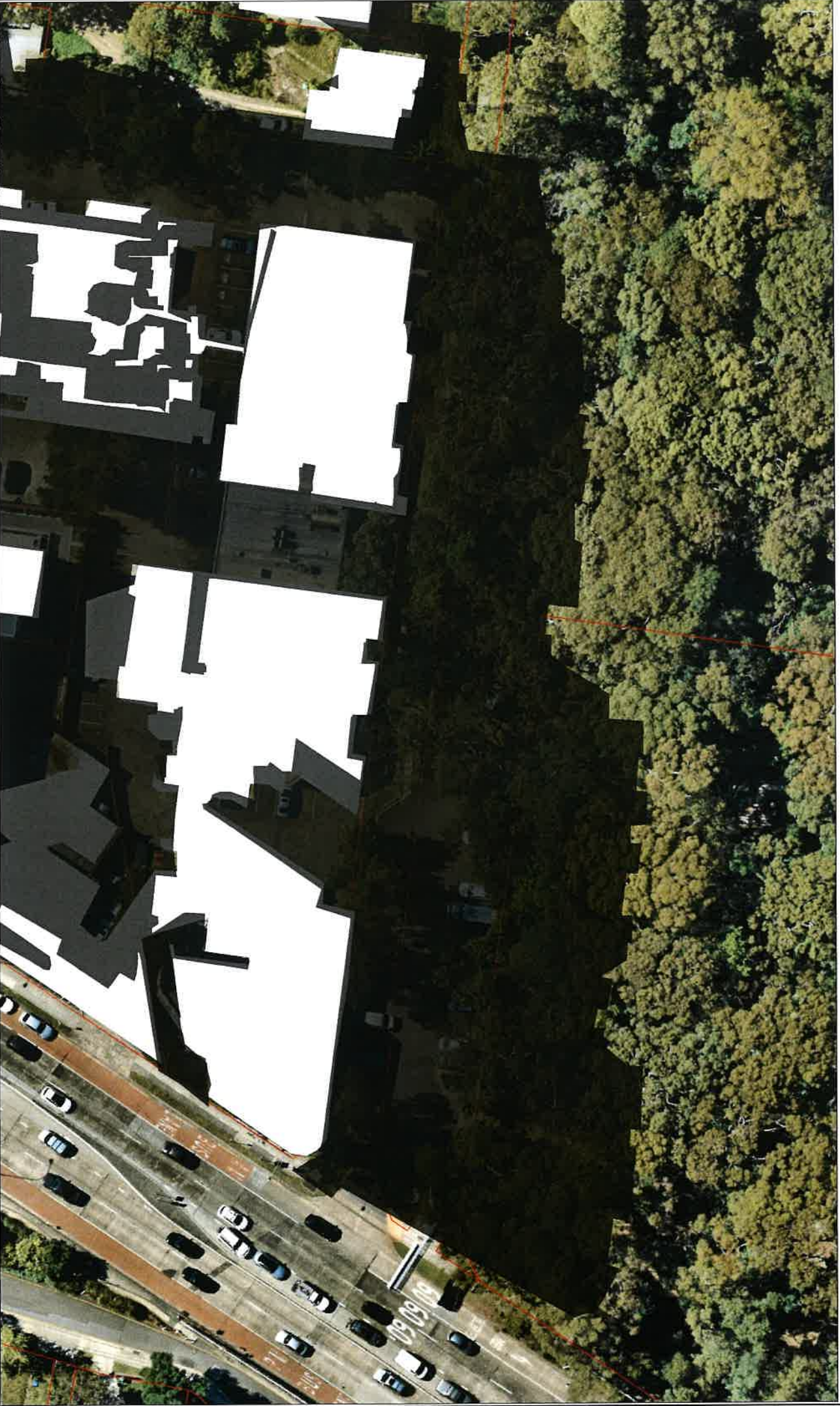


SCALE



Base Photo Source: Nearmap 1 May 2023

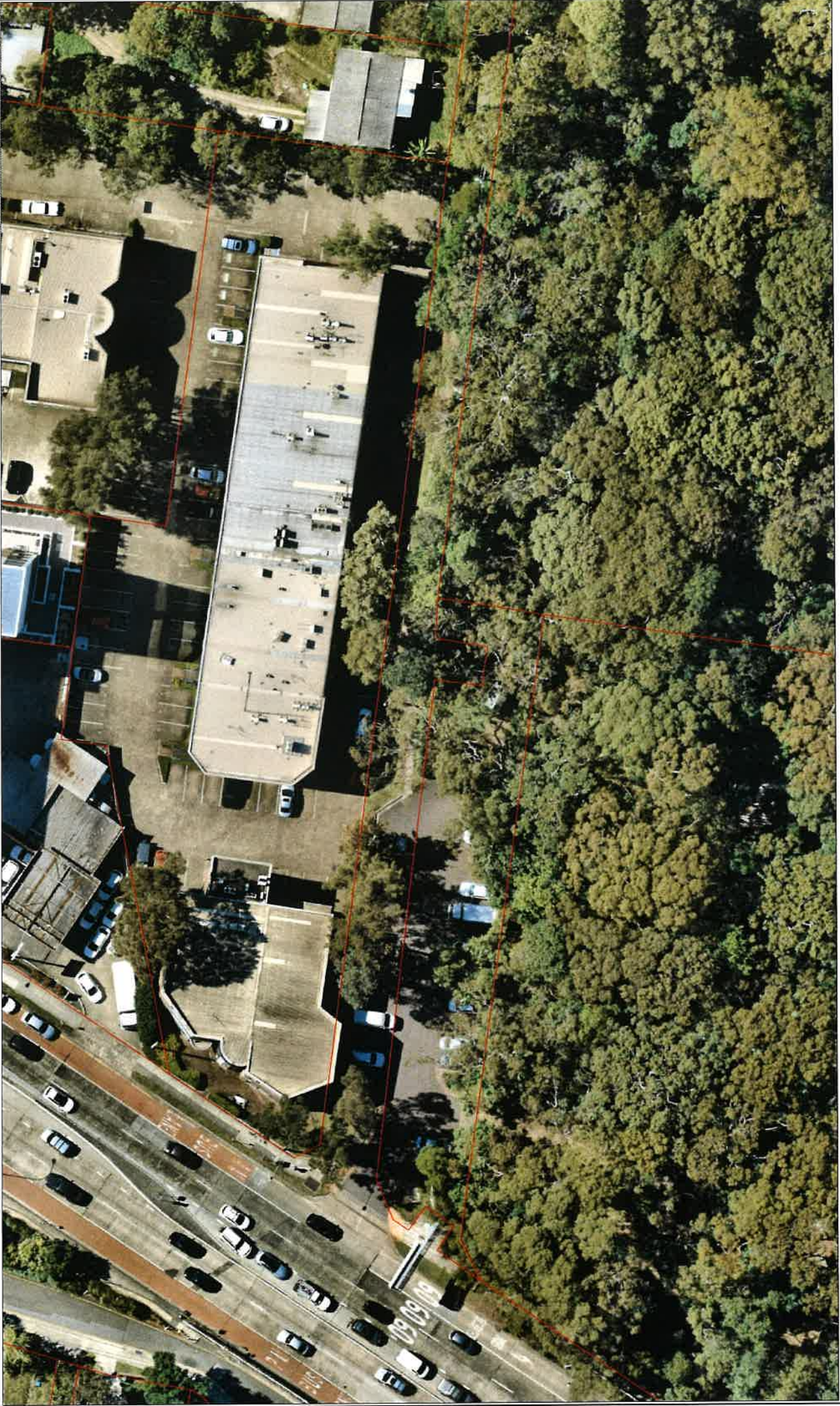
Figure D
STONY RANGE SHADOW
WINTER



SCALE



Figure E
STONY RANGE SHADOW
WINTER



SCALE



Figure F
NEAMAP PHOTO