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**Sent:** 27/06/2023 5:43:35 PM  
**Subject:** DA2022/0145 - 4 Delmar Pde, Dee Why

I'd like to make a submission regarding Development Application DA2022/0145 - 4 Delmar Pde, Dee Why.

This DA proposes an 8 storey building. The proposed development is situated on the northern border of the Stony Range reserve, an environmental and heritage regional botanic garden.

As one of very few (& precious) regional botanic gardens on the Northern Beaches, and one that's taken over half a century to develop & nurture, it's our responsibility to protect the garden. That includes being prudent and moderate about what developments are on its boundaries. I am also aware of the increasing pressure for space at St Luke's Grammar school on the reserves eastern edge which may result in further developments around the site.

Accordingly, I request that the height of the development be reduced. 8 storeys will create huge shading of the adjacent Stony Range reserve. Excessive & increased shading will cause damage to flora through increased dampness & reduced sunlight. The specialist microclimates in the reserve will be impacted by increased shading, not only in the immediate area of shading, but also in the adjacent areas.

Councillors, please be conscious that the decisions taken regarding this DA have long-term impacts. Once a tall development sits on the boundary of Stony Range, the impact will be enduring. It won't and can't be undone. An 8-storey building is not complementary or without detriment to Stony Range Reserve.

Please reduce the height of the development, in consultation with the Stony Range volunteers committee.

Kind Regards

Deb Richardson Bull  
Local resident, regular visitor and occasional volunteer to Stoney Range.