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**Sent:** 29/06/2023 3:57:19 PM  
**Subject:** DA2022/0145 - 4 Delmar Pde & 812 Pittwater Rd Dee Why

My submission follows.

#### 1. Visual Impact

Stony Range Botanic Garden is a place to escape from the surrounding concrete jungle. People visiting Stony Range don't want to encounter the sight of tall towers looming over them.

The Applicant considers that the Visual Impact Assessment shows that 'the range is very dense with foliage and the site is mostly imperceptible from the reserve'. On the contrary, the Assessment clearly shows that there are gaps in the vegetation which allow the site to be seen from the northern side of the Garden, which is where most of the public facilities are located.

Having such tall towers right next to the Garden would therefore detract significantly from an otherwise peaceful experience.

#### 2. Overshadowing

The Sutherland & Associates letter of 22 May 2023 states that 'approximately half of the shadow which results from the western end of the development at the winter solstice falls across the car parking area for the Reserve and not the actual Reserve itself'. It doesn't go on to say how much of the remaining half of the shadow falls across the Garden, & particularly over the bbq area. The bbq area is well used by visitors wanting to get out, have lunch & enjoy the sun - even in the middle of winter. Any blocking of sunlight will degrade the amenity of the bbq area.

No doubt, many of the people living in nearby apartments take advantage of this area. And, it is likely to be an attraction for the people who will occupy the apartments in the development. But developer wants to build a tall tower close to the Garden and, in doing so, will detract from this part of the Garden.

#### 3. Status

As well as being a local heritage site, Stony Range has the status of 'Regional Botanic Garden', part of a network of Regional Botanic Gardens linked to the Royal Botanic Garden Sydney. This status means that it is more than just an ordinary neighbour and deserves every possible protection.

#### 4. Conclusion

To lessen the development's impact on the Garden and its visitors the proposed heights along the development's south-eastern boundary must be reduced and/or the setback on this side increased.

Regards,

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