
Sent: 26/06/2023 6:25:00 PM
Subject: DA2022/0145 - 4 Delmar Pde, Dee Why.
Attachments: DA2022 - 0145 - 4 Delmar Pde, Dee Why.docx;

Please accept this submission commenting on DA2022/0145 - 4 Delmar Pde, Dee Why. Please also send this to all Northern Beaches councillors.

Regards
Jenny Cullen

Submission on DA2022/0145 - 4 Delmar Pde, Dee Why

From Jenny Cullen, 38 Robertson Rd, Scotland Island and also of 62 Greycliffe St Queenscliff, June 26th 2023

Stony Range Regional Botanic Gardens is a treasure, created by the vision and devoted labours by 60 years of volunteers. It has brought deep joy to countless visitors, refreshing weary souls and educating people about the amazing variety of Australian native plants. It is an oasis in the ever-denser concreted urban world of Dee Why and surrounds.

I urge Council staff and councillors to show that they share the vision and values embodied in Stony Range and reject this oversized Development Application. It is simply too high. Ask them to be less greedy and reduce the height; I suggest to three storeys. At most, it should be below the height that causes ANY shading at ANY time of Stony Range from its fence line.

Stony Range's importance as a place of learning and soul refreshment

I hope you can take the time to understand just how deeply Stony Range matters in the lives of many local people.

I have been a regular visitor to Stony Range since I arrived with my family from New Zealand in 1965 when I was seven. My father was a keen conservationist and quickly identified the newly formed Stony Range as a special place where he could learn about Australian plants and refresh his soul. We visited regularly as a growing family and he continued to walk as far as he could, marvelling in wonder, right until the last year of his life before dying at 90. I spend part of each week at the family home at Queenscliff caring for my mother and I bring her to Stony Range for a walk. I also bring overseas visitors and my young grandsons.

Yesterday, my grandsons had a wonderful time at the bushcraft afternoon so kindly provided by the volunteers. Then they played in the children's area beside the picnic area and fence by the carpark until after 5pm when dark fell. Even then, the three year old kicked up a fuss and wanted to stay the night under the tree.

I was so shocked to find out that an 8-storey building is proposed on the site immediately adjacent to Stony Range. This would have severe detrimental impacts in terms of shading, amenity and car parking.

Shading

ANY shading of Stony Range is unacceptable. Yesterday was a cold but sunny day. I was near the picnic area from 3- 5pm and even then several different people spent time sitting in the sun there. This is the very area which would be shaded by the proposed building. Where we and others played and rested in the sun yesterday would have been in deep cold shade. Ironically, it is the people who live in apartments who lack any spot to sit in the sun in their own garden. It is vital for the Council to provide public places where they can have a quiet sit.

Of course, any change in the amount of light has major effects on plants. The plants growing on the northern edge of Stony Range are ones which thrive in the current timing and amount of sunshine. Reduce that and some plants will die.

Amenity

People come to Stony Range to feel immersed in a natural world, to retreat from the urbanised landscape of Dee Why. Allowing such a high building right beside Stony Range will dominate the

character of the entrance and greatly reduce the pleasant character of an old-style parking area and entrance.

Carparking

It is vital that visitors to Stony Range be able to park in the designated parking area as there is no other parking nearby. Many visitors are elderly or young families. Creating a neighbouring permanent demand for more parking for residents and their visitors will inevitably lead to people from the apartments using the Stony Range car park. It is unlikely that Council would have regular enough inspections by rangers to prevent this. During the construction period, there would be the constant problem of workers parking there.

In conclusion

Northern Beaches Council promotes itself as caring for our natural environment and outdoor recreational spaces. Please use your powers to protect the unique asset of Stony Range from the impacts of adjacent overdevelopment.