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**From:** Sue Heins  
**Sent:** Friday, 23 June 2023 9:10 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** 4 Delmar Parade Development

**Categories:** Amelia

Please find a submission from the Stony Range committee for DA 2022/0145

**Sue Heins**  
Mayor

Office of the Mayor  
[Redacted]  
northernbeaches.nsw.gov.au



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**From:** Stony Range [Redacted]  
**Sent:** Thursday, June 22, 2023 3:34 PM  
**To:** Judith Barry [Redacted] Chris Buckley [Redacted] Ted Shaw [Redacted] Graham West [Redacted] Kim Auld [Redacted] [Redacted]; Nicholas Barbarino [Redacted]; Sue Heins [Redacted]  
**Subject:** Fwd: 4 Delmar Parade Development

I have reworded my submission regarding the 8 story development planned for next door, trying not to make it too wordy, but including some suggestions that have been made.

Please let me know if it is sufficient.

Thanks,  
Eleanor

Dear Jeremy,  
Stony Range Regional Botanic Garden is very much against the proposed development of an 8 storey building on the northern side of Stony Range.

Stony Range, on Pittwater Rd Dee Why, was set aside for the study of flora and fauna in 1957 and was officially opened in 1961 as a Fauna and Flora Reserve. It was declared a Regional Botanic Garden of Australian Bushland in 2006

It has been developed by volunteers under the auspices of firstly, Waringah Shire Council, and now by the Northern Beaches Council as a 'green oasis' on the edge of a very built up area.

Stony Range is shared by both locals and outside visitors and is appreciated with its accessible paths, trees, cascades, Sandstone outcrops, wildlife, nursery and children's areas as well as offering places of quiet contemplation.

Consequently Stony Range Regional Botanic Garden is very much opposed to the proposed development as it stands for the following reasons:.

1. The development would impact on the environmental and heritage value of the garden with a building of 8 stories looming over its northern border and degrading the overall ambience of the entrance to Stony Range

2. In autumn and winter, the picnic area would be affected by the shadow of the development leading to fewer visitors and events at this time.

Stony Range, as a Regional Botanic Garden, is more than just 'public open space' and as such should be granted the status that it deserves..

3. The height of the development would also impact the growth of the vegetation on the northern side with the lack of sunlight in autumn and winter.

4. This large development would impact on the small parking area, firstly by the contractors parking during the building process, and subsequently by visitors to the complex as well as by the residents with their extra cars, leaving limited spaces for visitors to the gardens or for the volunteers.

Approximately 75% of the car park is gazetted within the boundary of Stony Range Regional Botanic Garden and as such should be kept for the use of Stony Range visitors and volunteers. This should be properly enforced, especially during any construction stage.

There is no parking within the Range as the entrance roadway has to be left open for the tenants in the cottage behind the Corkery Pavilion.

There is a need for proper access and parking planning for Stony Range by the Council as the current situation is not satisfactory, especially if there is going to be continuous development in the area.

Consequently Stony Range Regional Botanic Garden strongly opposes the 8 story development planned on its northern border

Please pass this submission on to the relevant authorities,

Eleanor Eakins  
Hon Secretary  
Stony Range Regional Botanic Garden