



STONY RANGE REGIONAL BOTANIC GARDEN

810 Pittwater Rd Dee Why

Friday 23 June 2023

DA2022/0145 – 4 Delmar Pde, Dee Why – Impacts on Stony Range

Stony Range Regional Botanic Garden is very much against the proposed development of an 8 storey building on the northern side of Stony Range with the proposed height being so much greater than the existing building.

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 Flora and Fauna Reserve. It was given the status of a Regional Botanic Garden of Australian Bushland in 2006.

It has been developed by volunteers under the auspices of firstly Warringah 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 local and outside visitors and is appreciated by all with its accessible paths, trees, cascades, Sandstone outcrops, wildlife, plant nursery and children's areas as well as offering places of quiet contemplation.

Stony Range Regional Botanic Garden is very much opposed to the 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 storeys looming over its northern border therefore degrading the overall ascetics of Stony Range and its entrance.
2. In autumn and winter, the picnic area would be affected by the shadow of the proposed heightened 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 excess 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 also impact on the small Stony Range parking area, firstly by the contractors parking during the building process (which has happened previously), and subsequently by visitors to the complex as well as the residents with their extra cars, leaving limited spaces for visitors and volunteers.
There is no parking within the Range as the entrance roadway has to be kept open for tenants to the cottage behind the Corkery building.

Approximately 75% of the car park is gazetted within the boundary of Stony Range 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 need for proper access and parking planning for Stony Range by the Council as the current situation is not satisfactory, especially if there is to be continuous development in the area.

Consequently Stony Range Regional Botanic Garden strongly opposes the development of an 8 storey building on its northern border.

Eleanor Eakins

Hon. Secretary

Stony Range Regional Botanic Garden