
Sent: 6/07/2023 6:35:39 PM
Subject: Stony Range DA2022/0145 Submission

For consideration by Sydney North Planning Panel:

Submission DA2022/0145, Northern Beaches, Lot CP SP 32072, 812 Pittwater Rd and Lot CP SP 32071, 4 Delmar Parade DEE WHY,

I wish to strongly object to the proposal to re-develop the property adjacent to the northern edge of Stony Range Regional Botanic Garden with multi-storey buildings including an eight-storey high-rise and other large buildings.

Stony Range Flora and Flora Reserve was officially opened in 1961 and a small army of dedicated volunteers have worked tirelessly to rehabilitate, protect and enhance the reserve in the more than sixty subsequent years. Stony Range was proclaimed a Regional Botanic Garden for the Northern Beaches in 2006. It is a wonderful natural asset for the district, a stunning bushland oasis, with a variety of features which volunteers have created and maintained over the decades including a network of undulating pathways, planted ferneries, palm, rainforest and native grassland sections, volunteer-instigated projects such as Federation Cascades, ponds, and features such as a plant nursery, children's play areas, a BBQ area and a small auditorium. A sanctuary with sandstone rock outcrops and remnant bushland areas for native wildlife, Stony Range is a quiet refuge from busy, increasingly urbanised Dee Why.

An eight-storey tower will cause significant shading of the adjacent Stony Range native vegetation, dramatically reducing sunlight to the reserve, especially in late autumn and winter. Excessive and increased shading will cause damage to flora through increased dampness & reduced sunlight and is likely to result in plant and tree loss. 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.

It will also block sunlight to the visitor recreation area on the northern section of the reserve, which could become a cold, sunless area in winter, instead of the pleasant place for visitors it is at present.

A looming eight-storey tower next to the entrance to a Regional Botanic Garden is also aesthetically unappealing. It is surprising that there are not existing height restrictions already in place on properties adjacent to Stony Range to protect this wonderful local asset from being permanently impacted by inappropriate over-development.

Please significantly reduce the height of the development, in consultation with the volunteer committee for Stony Range Regional Botanic Gardens.

Yours Faithfully

Michael Houston