
From: Marc Cottee
Sent: 21/07/2023 4:05:38 PM
To: Council Northernbeaches Mailbox
Subject: Re: DA2022/0145 - Impact on Stony Range

Hi

Please relay to the appropriate team my comment that as a professional ecologist & environmental educator, I am concerned that this proposed development of 7 and 5 storey buildings on the northern border of Stony Range would overshadow a significant portion of this important Regional Botanic Garden. Whilst I haven't seen the architect's shadow modelling, I estimate that the shadowing would likely occur from March until late September. This would have a significant detrimental effect on the flora and fauna in the reserve, including vegetation die-back or impeded growth, less flowering and less food for the wide range of fauna (incl invertebrates, reptiles, birds and mammals) who depend on these resources.

Additionally, the shadowing will make Stony Range Reserve a less inviting place for humans to visit, noting it's significance for engaging the local community in environmental education as well as providing a place for nature connection, the benefits of which have been clearly demonstrated since the Covid era.

Regards

Marc Cottee

----- Original Message -----

From:

"Stony Range" [REDACTED]

To:

Sent:

Thu, 20 Jul 2023 12:14:39 +1000

Subject:

Fwd: DA2022/0145 - Impact on Stony Range

The Sydney North Planning Panel has now made a majority decision,(with one member dissenting), to approve the development of the proposed 7 and 5 storey buildings on the northern border of Stony Range Regional Botanic Garden

For your information I have attached the Panel's Determination and Statement of Reasons.

The majority of the Panel considered that the amount of shadowing in winter was 'reasonable' even though it affected the communal areas, the entrance, picnic and children's areas.

Also that 'the proposed heights are consistent with that already established in the Town Centre and as a Gateway building it warrants an increased visual presence.' even though the building heights impacted on its closest neighbour, Stony Range, which is a Regional Botanic Garden, only one of two in the Northern Beaches area.

If you have any comments or concerns regarding this determination please pass them on to the Northern Beaches Council - council@northernbeaches.nsw.gov.au .

Thank you
Eleanr Eakins
Hon Secretary
Stony Range Regional Botanic Garden



9 Development
proposal 1.jpg



9 Development proposal 2.jpg