



ZALI STEGGALL MP

OBJECT

Submission ID: 220884

Organisation: <i>Zali Steggall MP</i>	Key issues: <i>Impacts to Stony Range Regional Botanical Garden</i>
Location: <i>New South Wales 2095</i>	
Attachment: <i>Attached overleaf</i>	

Submission date: 12/3/2024 2:18:11 PM

Please see attached letter from Zali Steggall MP.



Zali Steggall MP

FEDERAL MEMBER FOR WARRINGAH

Independent Planning Commission
135 Kind Street,
SYDNEY NSW 2000

3 December 2024

Re: Submission to the Independent Planning Commission NSW in opposition to the Proposed Height Increase for Mixed use development with in fill affordable housing at 4 Delmar Parade and 812 Pittwater Road Dee Why

Dear Commissioners,

I write to express my opposition to the proposed modifications to the development at 4 Delmar Parade and 812 Pittwater Road Dee Why, increasing the height of the approved buildings to 9 and 6/7 storeys and the number of apartments to 280. As a valued community asset and only botanical garden in the electorate, the Stony Range Regional Botanical Garden is at significant risk of harm due to the proposed development's increased scale and density.

Impact on the Stony Range Regional Botanical Garden

Overshadowing

The increased height of the proposed towers will cast significant shade over Stony Range Regional Botanic Garden in winter, falling over their high use areas including the entry, picnic/BBQ area and children's play area. At the entry the proposed modifications will result in overshadowing reaching further into the garden causing the Pavilion and/or its surrounds to be overshadowed at 9am, 10am and 11am in mid-winter. At the picnic/BBQ area the current application will result in their chosen picnic/BBQ area being overshadowed at 12 and 1pm in mid-winter, making it inappropriate as a 'sunny' lunchtime alternative to their shaded picnic/BBQ area. The children's play area will also be overshadowed by the proposed development.

Visual Impact

The proposed towers' increased height would drastically alter the visual landscape surrounding the garden, overshadowing its tranquil and natural character. The sense of refuge the garden offers, as a peaceful retreat amidst an urban setting, will be irreversibly compromised.

Vulnerable Species

Four vulnerable plant species will be affected by overshadowing. The likely increased soil moisture due to overshadowing from the development (particularly after the increasingly frequent periods of heavy rain) may cause some plants to die and increase the growth of weeds thus increasing the workload of staff at the garden.

Social Impact

In the increasingly urban environment of Dee Why, the green space provided by Stony Range Regional Botanic Garden is vital both to those living in surrounding apartments, families and the wider community. Any degradation of this popular botanic garden will impact these groups.

While I support the NSW Government's plan to increase housing, important community assets such as the Stony Range Regional Botanic Garden are vital to the community at a time of increasing urbanisation. The Stony Range Regional Botanical Garden is more than a green space; it is a community and educational resource that promotes environmental awareness and sustainability. The original design had struck the right balance between providing housing and maintaining the integrity of the botanic gardens. The proposed modification does not strike that balance. Allowing a development of this scale to encroach upon the integrity of the botanic garden would set a concerning precedent, prioritising urban expansion over ecological and community values.

I urge the Commission to reject the proposed modifications to ensure that this unique and vital botanical garden remains protected for future generations. I would also urge the Commission to visit the Stony Range Regional Botanic Garden to see the impacts first hand.

Thank you for considering this submission. I trust the Independent Planning Commission will act to uphold the environmental and community interests of the Stony Range Regional Botanical Garden and its surrounding areas.

Yours sincerely,



Zali Steggall OAM, MP
Federal Member for Warringah