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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 12/09/2023 3:25:02 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

12/09/2023

MRS Tanya Grayson  
2 / 25 Redman RD  
Dee Why NSW 209 |  


**RE: DA2023/1128 - 27 Redman Road DEE WHY NSW 2099**

Sent: 11/09/2023  
Subject: DA2023/1128  
To: Gareth David - DA2023/1128

We are the owners of 2/25 Redman Road, Dee Why, and we are concerned about the neighbouring building/land, 27 Redman Rd. We are formally addressing the proposed development of 27 Redman Road.

Our issues/concerns about the development are:

- Increased flood risk through development
- Significant impacts on the environment, including disruption and destruction of the habitat of threatened species
- Impact on neighbouring buildings/properties

1. Increase of flood risk through development

The waterfall located at 27 Redman Road is actually a stormwater channel. The channel can gain a significant volume of water, especially after rainfall or storms (please see media links at the bottom of this document). We believe that the proposed development poses safety risks for the owners of 25 Redman Road, as we are directly on the border of the stormwater channel/waterfall. We are attaching links to recent videos taken in March 2022, after extremely heavy rain, showing that flooding is a very real risk to the access and safety of the block of units and residents at 25 Redman Road.

2. Significant impacts on the environment, including disruption and destruction of the habitat of threatened species

The lots of 25 and 27 Redman Road are the habitat of native flora, as well as several animal species - some of them threatened. The animals calling the area in question home includes birds (owls, kookaburras and magpies), lizards (Eastern Water Dragons), possums and brush turkeys. Several brush turkeys are about the properties on a daily basis, and the waterfall and its surrounding areas are their home. We are including some images of very recent visits of some of the species listed above. Our concern is that the proposed development will seriously impact the creatures' habitat.

3. Impact on neighbouring buildings/properties

Another concern of ours is the impact the proposed development will have to neighbouring

properties. Many properties in the area, including ours at 25 Redman Road, were built in the 1960s. The structure of 25 Redman Road appears to be somewhat sound, however, there is a serious issue with the retaining wall at the back of the building, and the proposed development of 27 Redman Road will further impact the retaining wall and the entire structure of the block of units as well.

Other issues we have with the proposed development are:

- Loss of light or overshadowing
- Loss of trees
- Loss of privacy
- Increased traffic and parking access
- Construction vibrations from heavy equipment causing damage to neighbouring buildings
- Flooding of neighbouring buildings
- Mudslides
- Release of hazardous construction materials (i.e. asbestos)
- Polluting of stormwater channels
- Structural collapses
- Destruction of indigenous cultural heritage

We hope the issues will be investigated and actioned accordingly. Thank you for your consideration.

Sincerely,

Perry & Tanya Grayson

#### Supporting media

1. 9 News coverage of the Dee Why Floods - March 2022  
<https://youtu.be/N-zxmPFp1Ps>
2. Video footage of flooding at 25 & 27 Redman Rd - March 2022  
[https://drive.google.com/file/d/1tFLPZMaRUh5dn-HNVwHmV-KQuMJ0uMBy/view?usp=drive\\_link](https://drive.google.com/file/d/1tFLPZMaRUh5dn-HNVwHmV-KQuMJ0uMBy/view?usp=drive_link)
3. More video footage of flooding at 25 & 27 Redman Rd - March 2022  
[https://drive.google.com/file/d/15pxtyQKPZFwlkrhaUZKjl1ZsbW\\_9ezUN/view?usp=drive\\_link](https://drive.google.com/file/d/15pxtyQKPZFwlkrhaUZKjl1ZsbW_9ezUN/view?usp=drive_link)
4. Photo of a resident Eastern Water Dragon on the retaining wall at 25 Redman Rd.  
[https://drive.google.com/file/d/1XPai1VusE8PmZQAQ-Fis595s1uqxUrmiW/view?usp=drive\\_link](https://drive.google.com/file/d/1XPai1VusE8PmZQAQ-Fis595s1uqxUrmiW/view?usp=drive_link)
5. Photo of a brush turkey near the rear retaining wall of 25 Redman Rd.  
[https://drive.google.com/file/d/1eVFOaAEV4toLxdrfe6CPvXW2QxikuvYW/view?usp=drive\\_link](https://drive.google.com/file/d/1eVFOaAEV4toLxdrfe6CPvXW2QxikuvYW/view?usp=drive_link)
6. Photo of deteriorating retaining wall at 25 Redman Rd  
<https://drive.google.com/file/d/1oQFxHzUFpHVpMrEj0Cxc9jXLt76hNOUK/view?usp=sharing>
7. Photo of deteriorating retaining wall at 25 Redman Rd  
<https://drive.google.com/file/d/1L5TJtDO97OH2F3kepBQakdtJVxakhK1N/view?usp=sharing>
8. Photo of deteriorating retaining wall at 25 Redman Rd  
[https://drive.google.com/file/d/15Nob2Q9kIEClkrPCiHWoY7yq0fvbPP-l/view?usp=drive\\_link](https://drive.google.com/file/d/15Nob2Q9kIEClkrPCiHWoY7yq0fvbPP-l/view?usp=drive_link)
9. Photo of deteriorating retaining wall at 25 Redman Rd  
<https://drive.google.com/file/d/1lt2uvIPB81-6qMC35wbDwp6hHXJbySH/view?usp=sharing>
10. Another photo of an Eastern Water Dragon on retaining wall at 25 Redman Rd  
[https://drive.google.com/file/d/1BSC2k9hJkt5epSZ62CpPWIEpQpkrujEk/view?usp=drive\\_link](https://drive.google.com/file/d/1BSC2k9hJkt5epSZ62CpPWIEpQpkrujEk/view?usp=drive_link)

11. Photo of jerry-rigged timber supports on retaining wall at 25 Redman Rd due to flooding in March 2022.

<https://drive.google.com/file/d/1zusHif7t9RZLKDPVBLQ3xsJiytU47zi8/view?usp=sharing>