

---

**From:** Lisa Grant  
**Sent:** 18/09/2023 3:49:50 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: DA2023/1128 27 Redman Rd Dee Why  
**Attachments:** DA2023 1128 - 27 Redman Rd Dee Why.docx; Water dragon top of stairs.jpg; Water dragon 3.jpg; Water dragon 2.jpg; Water dragon 1.jpg; Turkey.jpg; Kookaburra.jpg; Flooding March 2022.jpg;

Dear Gareth David,

Please see attached our submission regarding the development proposal for DA2023/1128 at 27 Redman Road, Dee Why. In addition, please see attached photos.

Kind regards,

**Lisa Grant + Ralph Scott**

18/9/2023

Lisa Grant + Ralph Scott

3/25 Redman Road

Dee Why

NSW 2099



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

We are the owners of 3/25 Redman Road, Dee Why, and write to express our concerns about the proposed development of 27 Redman Road. Our concerns about the development include:

- The significant impact to the environment especially to native wildlife and destruction of habitat
- Access to the rear of the property and the impact on neighbouring property
- Flood risk

**1. Environmental impact**

The properties of 25 and 27 Redman Road are home to many species of native animals. This includes a significant population of Eastern Water Dragons which can be observed daily in the warmer months. There is also a population of large numbers of Brush Turkeys who feed, sleep and breed on the properties. Other native species which can be regularly seen on site includes kookaburras, magpies, ibises, cockatoos and possums (brush tail and ring tail). In particular, the waterfall located on lot 27 is an important shelter and water source for these animals. We are very concerned that the development will negatively impact the flora, fauna and water quality for those who call these properties home. We are concerned that trees will be cut down and habitat and shade lost.

**2. Access to the rear of the property**

In regards to completing building works, there is no clear access route to the rear of the property of lot 27 without having an impact on the waterfall or impacting on the property of lot 25. We are concerned about the potential damage caused by the transportation of machinery, equipment and building materials to the rear of the property as the waterfall is right in the middle of this pathway. We are also concerned about the likelihood of pollutants entering the watercourse during construction.

**3. Flood risk**

Significant flood risk exists for the properties of 25 + 27 Redman Road as evidenced by the recent flood events of March 2022. We are concerned that the development of Lot 27 will

exacerbate this. The waterfall located on Lot 27 forms part of the storm water channel and we were witness to the flooding of the ground floor of properties located on both 25 + 27 Redman Road. Disturbance of the land may increase this risk.

We appreciate your attention to our concerns.

Regards,

Lisa Grant + Ralph Scott















