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RE: DA2019/0884 - 51 Redman Road DEE WHY NSW 2099

As a resident of one of the units located at 53 Redman Road I am writing to ask council to reject the current Development Proposal put in for 51 Redman Road as there are multiple issues that impact my block.

The current proposal has the 2 storey main dwelling placed to the rear of the block and overlapping parts of our block that not only impact the privacy of our block but also health and enjoyment of our homes. As the living areas (dominated by feature windows measuring 3000x1400mm in the lounge area and 2000x1400mm in the kitchen) and balconies (private open space) of the units are located to the east, this places the main dwelling in direct line of sight for these units.

Not only this with the main dwelling placed at the rear of the block all residents lose any privacy we may have when using our storage rooms, which currently are not secured, or interacting in our back driveway.

All the other houses in the street currently have their main dwellings at the front of the block with large yards, pool areas or outdoor living space placed behind. Moving the proposed main dwelling at 51 Redman Road to the front of the block would continue this and align with the streetscape and aesthetics of the neighbourhood. It would also remove any impact on our block as there is only garages not living spaces at the front of our block.

The location of the stormwater collections seems counterintuitive to the slope of the block and also the location of most of the hard surface. It appears to be pushing the stormwater up hill and away from any hard surface but instead in an open landscape area, which could see overflow issues when large deluges happen.

We as a block are currently spending tens of thousands on correcting issues we currently have with drainage and guttering on our block as we have seen how our land reacts to large deluges of rain. If these issues occur within the proposed plans of 51 Redman Road, it could also impact any of the efforts we have made to rectify these issues on our block due where it appears the stormwater will be collected (which is closer to our block).

There is also concern that the absorption pit on the western boundary, which is the boundary for our building, will lead to stagnant water and the possible breeding of mosquitoes which poses a health risk. This could also lead to build up of moisture

that would impact our driveway and in future require repairs.

With the placement of the workshop approximately directly below my unit I have concerns of increased noise as I work from home multiple days per week. Our area is a generally quiet area of Dee Why so any additional noise is heard quite easily and I would like to know if there will be any noise cancelling or efforts to minimise any noise from inside this workshop.

Another concern is the loss of trees on the block, I would like to know what will be proposed to replace these trees as this will impact the overall aesthetics of the neighbourhood.

The relocation of the main dwelling from the rear of the block to the front will not only prevent any possible impacts to neighbours on all sides of the block but would also be in line with the other dwellings on neighbouring blocks.

As the proposed plans stand there are multiple issues that impact the environment, privacy and liveability of the neighbouring dwelling which could all be absolved by slight adjustments to the plans. Placing the granny flat at the rear of the block would not pose any impact to the neighbouring properties as it is single storey and therefore would fall mostly under the fence line. Placing the main dwelling at the front of the block would remove any concerns that could be raised by neighbouring properties around privacy, liveability and long term environmental impact.