
From: Rowan Kos
Sent: 22/05/2023 9:27:56 PM
To: Council Northernbeaches Mailbox
Subject: Submission for DA Application Number: DA2023/0299

Dear Planning Officer,

I am a resident at 31 Reddall St, Manly NSW 2095. I lease the property from the owner via Bergelin Real Estate.

I have lived in the house for approximately five years. The property has changed ownership during my tenancy.

I have lived in the block concerned by this DA longer than any other tenant and so I am well qualified to give some honest appraisal of the land itself from my experience.

I do not challenge the owners right to develop or renovate their property reasonably or am I writing to object to their development plan generally; it is multifaceted and some sort of development or renovation is to be expected as the owners build on their equity into the future.

The feedback I wish to offer concerns the Flora & Fauna Impact Assessment.

The report has made an incorrect assessment and is not truly objective.

The truth is that many native fauna do use the land including threatened species, green corridors throughout the block allow them to traverse safely and some obviously live on the block preferring the scrubbiest parts.

This revelation that species such as Echidna live here is not necessarily grounds to veto the DA, I welcome the green corridors within the application and if any revisions are made generally I do also urge that proper consideration be given to maximise these green areas and minimise their destruction during any redevelopment process (such as a full excavation). One concept is that these green areas are excepted from the development entirely and open to the parkland on both the pathway and college street. This would further protect some land from pets.

This is not a regular city block; being very close to national park, aquatic reserve and the grounds of St Patricks Estate means there is a lot of fauna around, the large amount of green area on the block furthers this. Pets are limited.

Some unflattering photos of our yard and that of our neighbours were offered, these being after a historic sustained period of heavy rain making pruning or even mowing almost impossible and futile. You are welcome to visit both properties now to see the standard. This is some gardens including vegetables, flowing to short grass framed by a little scrub on the boundaries which the native species love. There are weeds at times yet also weed removal, the rear of both 31 and 35 get quite marshy when rain is heavy.

The environmental assessment for Flora and Fauna seems to have downplayed the real critters and focused on things that actually are not present in a deflection. Placing a camera on the yard at night would reveal the true marsupial activity.

The bats don't actually spend any time here, just an occasional visit if there is fruit on the flora out the back.

Fauna commonly seen on the property are mostly marsupials and reptiles, the sorts of things you see in the parkland around the area and that you would expect to see here.

Australian Water Dragon - Seen daily, a couple at least do live here and move around the block a bit, I think there have been children also, the father male has a bent tale and has been here since before I started living here.

Echidna - Seen occasionally solo, all areas of the property, suspected to burrow on the block somewhere. Makes its way to the garden median strip on Reddall to find bugs. Travels up the side of the house between 29 and 31. Loves the front yard as do the bandicoots. Is quite confident and unthreatened by humans.



(very recent photo in the front yard)

Blue Tongue Lizard - Was seen very frequently, has not been seen recently and may have passed away, yet obviously habitat for these.

Possum - These are very commonly seen and are a small variety, they prefer the trees between 31 and 35, they also travel along the fence between 29 and 31.

Small Long Nosed Bandicoots - These are commonly on the front lawn of the house, they are tiny, hoppy and seem quite special and unique. The assessment said there are signs of them on the lawns around the property, well this truthfully includes the front lawn of 31 Reddall, they particularly love it and also to the median strip.

Brush Turkey - These are commonly seen and did nest once in the rear corner of the yard adjacent to 29 and 95 bower. They traverse the wider area and are seen equally on all parts of

the property, when threatened they like the high trees at the back.

Kookaburra - Commonly seen and enjoy the turned earth from gardening.

Rabbits - Also get around the area yet don't get further than our front lawn.

These species may not be threatened and yes as the assessment says there is alternative habitat nearby(although obviously declining).

Nevertheless a thoughtful redevelopment with honest acknowledgment could maintain the current environment for the fauna and associated character of this special area in Sydney. I agree with the assessment that plantings of native flora would improve the prospects.

Best Regards,

Rowan Kos
31 Reddall street, Manly, 2095
[REDACTED]