
Sent: 21/08/2020 2:30:27 PM
Subject: DA submission 2020/0838 86 Quirk Street, Dee Why
Attachments: DA submission 20200821b.pdf;

Hi,

I made a DA Submission last night for 86 Quirk Street, Dee Why DA2020/0838, unfortunately the photos didn't load. I was advised by one of your Customer Service Advisors this morning, to submit it via email. Attached is a pdf version.

Regards
Tracy van Eck
82 Quirk St, Dee Why NSW 2099
0404 322 344

Tracy and Bryan van Eck
82 Quirk Street
Dee Why NSW 2099

RE: DA2020/0836 – 86 Quirk Street, Dee Why NSW 2099

We are responding to the submission to Warringah Council for Demolition of existing dwelling and construction of new primary and secondary swellings, to be undertaken at 86 Quirk Street, Dee Why.

We wish council to consider the following issues and be provided with the opportunity to enter into mediation regarding our concerns.

We currently enjoy high value water and headland views to the north east of our property. The proposed dwelling would significantly affect our views across the land and bay toward Long Reef Headland and out to sea. These views are from our kitchen, lounge, back and side decks, which I understand Warringah Council consider to be areas of high value (ref: Tenacity Consulting v Warringah Council 2004).

Areas of our home that will lose their view are:

- a. Lounge Room: This room is stepped up from the kitchen and oriented to take in north east views (fig. 1 current view, fig. 2 blocked view) and is where our family spends a large percentage of their time.
- b. Kitchen: Designed specifically with the sink and bench placed on the northern side to make the most of the north east view (fig. 3 current view, fig. 4 blocked view).
- c. Back deck: The northern covered deck is used all year round and particularly in the warmer months, it is our outdoor dining room where we have all our meals. It has extensive views to the north/north east (fig. 5 current view, fig. 6 blocked view).
- d. Side deck: The eastern deck has views to the north east (fig 7 current view, fig 8 blocked view) and is a sun trap that is used during winter in the morning and middle part of the day for meals and reading.

The Statement of Environmental Effects 27/07/2020, section 3.9 Privacy, Views and Outlook is very inwardly focused and does not address the impact on the outlook of neighboring properties. From our perspective there are two aspects, which are not addressed.

- a. It fails to address the impact on views by the combination of the infill in the back yard and increasing the height of the boundary fences (it is noted that the actual height of the boundary fences is not stated, however is quite dominating). The boundary fences of the property and neighboring properties are currently 1.4m, allowing for the provision of shared views of all the properties to the Dee Why Lagoon, Long Reef Headland and Reef, Dee Why Beach and Point. We would request that the property maintains the current ground level in the back yard and fence heights.
- b. There is no mention in the plans as to the materials to be used for the fences on top of the Granny Flat, including the pool area. However, it does

mention that there would be plantings to improve the streetscape (and block views). The plans give the impression that the fences are of a solid material, which will block views.

The current design for the Granny Flat will have a significant impact on the streetscape. As the land slopes down away from the property to the North, this design, from the road, will have the same impact and bulk of a two-story house, not a second dwelling. The Granny Flat at the back of our property, fronting Bushey Place, was designed to minimize the impact on the streetscape and neighbours. After consultation with our Northern neighbours, the Granny Flat was set low on the block and single storey, to minimize overlooking their property and their concerns of the impact to their privacy. This also ensured that it had minimal impact on the district and ocean views of our neighbours to the west and east of our property. We request that the pool is relocated closer to the main house, to reduce the bulk of the secondary dwelling and impact on neighbours from a privacy, noise and view impact. With the pool surrounds being in clear glass, similar to 84 Quirk Street, that allow for the maintenance of shared views.

We request that height poles be erected for the proposed Granny Flat, side fences and main house. This would allow us to see more clearly the impact of the proposed build.

We look forward to the opportunity for mediation to discuss these issues in developing a design that works for both the applicant and the neighbouring properties.

Regards
Tracy and Bryan van Eck

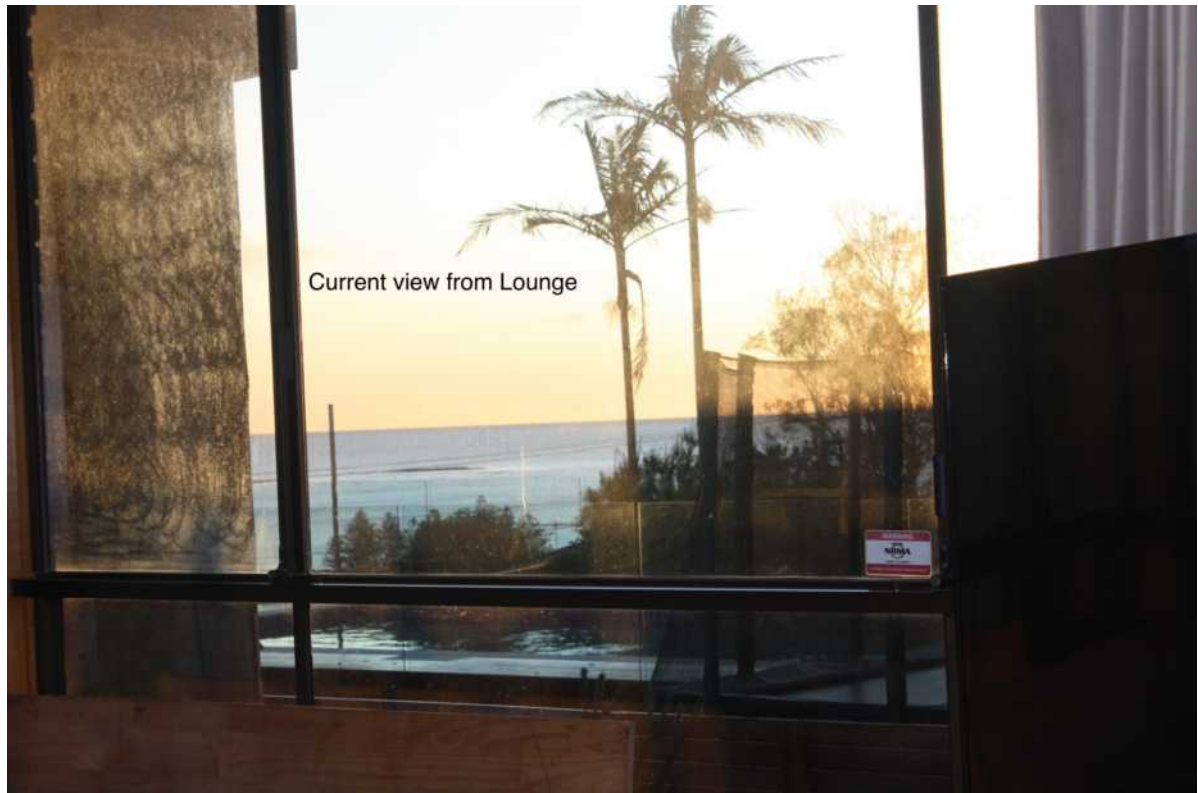


Figure 1 – Current view from Lounge

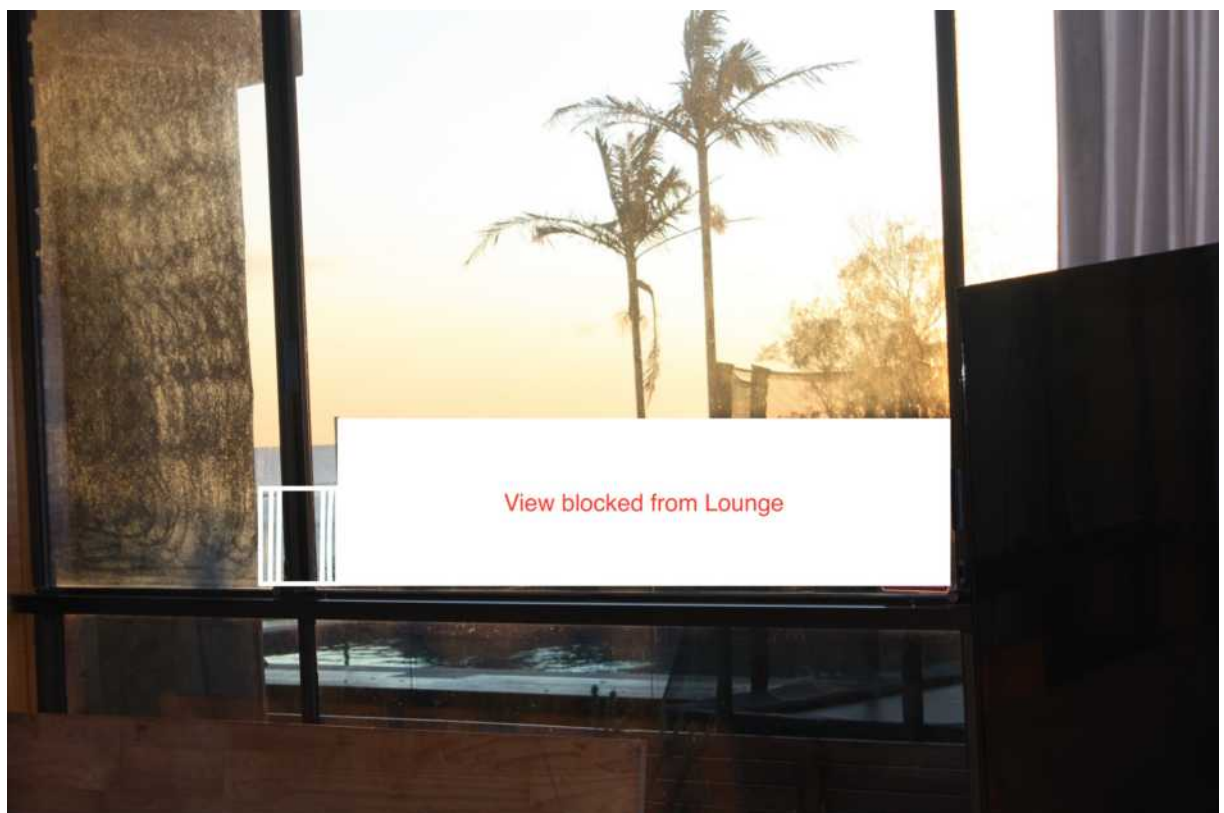


Figure 2 – Blocked view Lounge



Figure 3 – Current view from Kitchen

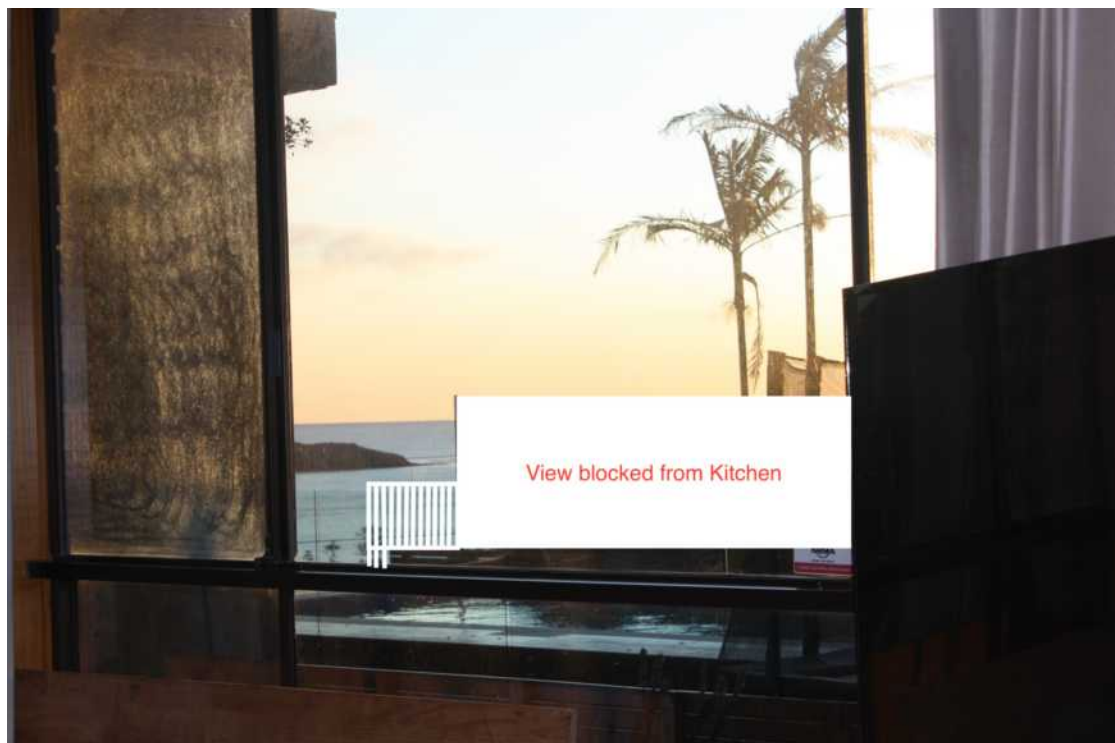


Figure 4 – Blocked view Kitchen



Figure 5 – Current view back deck



Figure 6 – Blocked view back deck

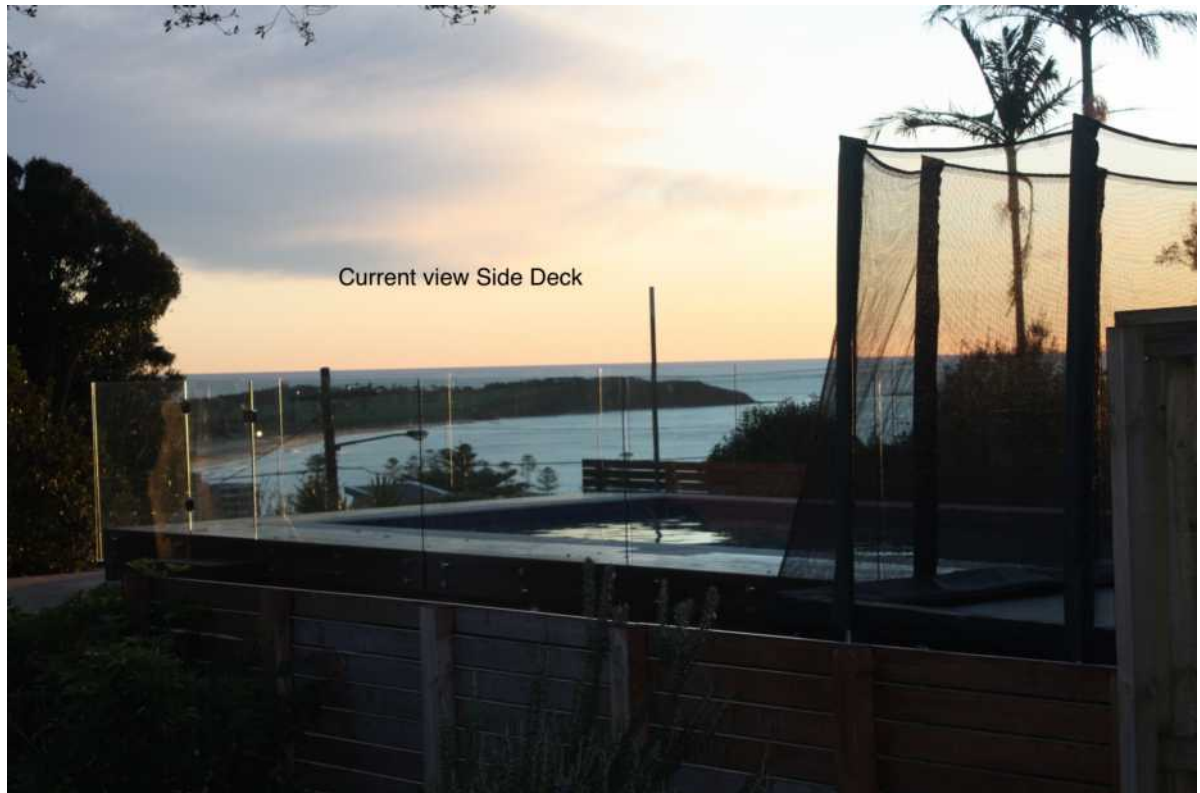


Figure 7 – Current view side deck

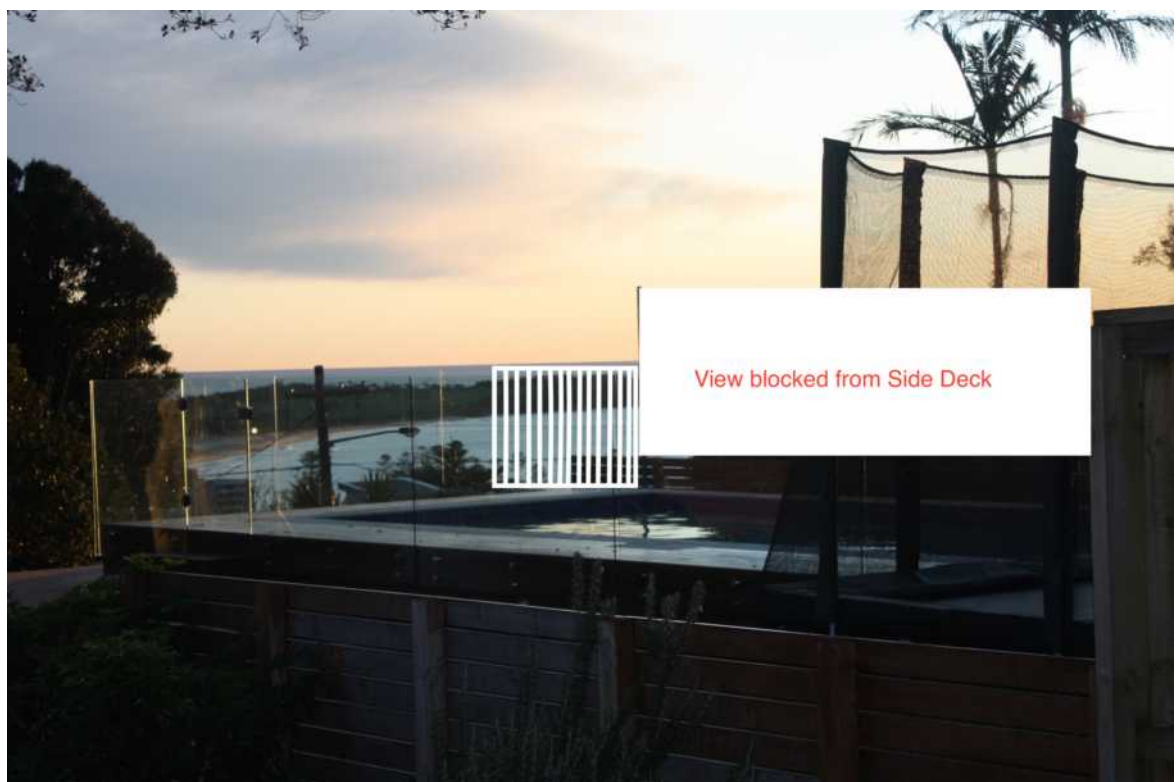


Figure 8 – Blocked view side deck