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20/08/2020

MR Adrian Palser
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Wingala NSW 2099
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RE: DA2020/0838 - 86 Quirk Street DEE WHY NSW 2099

Objection to DA for 86 Quirk Street

We are long term residents of Bushey Place. Originally built as a night soil track, Bushey Place is now subject to yet another development. With its illegal bend through Crown Land (Wingala Reserve) and increased traffic flow it is now a matter of time before someone is hurt by speeding traffic. Bushey Place does not have curb and guttering and is inappropriate to further development.

We are concerned about the development application for 86 Quirk Street. In our view, the proposed development represents an overdevelopment of the property and reduces quality of life of the resident in the area.

The raised nature of the development will result in a loss of privacy as they will be able to look into our property. Visually it will be offensive as the house and proposed granny flat is inconsistent with the neighbourhood.

The new dwelling will result in increased vehicle traffic and associated noise and light on the narrow laneway, Bushey Place. This access road is shared with pedestrians as there is no footpath and there isn't room for one to be added. Additional vehicle traffic only increases the risk to person and property on a road that is at or beyond capacity.

The development includes significantly more impermeable space than the existing property. This will act to greatly increase runoff to Bushey Place which has no drainage. As a reclaimed road my concern is erosion. Already there is damage to the road as its support continues to falter.

The development overturns every inch of site and will negatively impact on the natural environment. The site is close to Wingala Reserve which supports many species of native animals which look for food in the gardens of the properties along Bushey Place.

The development would result in an irrevocable loss of the peaceful, bush like, natural character of Bushey Place and is thoroughly out of character development including 6 bedrooms of accommodation across a 3-storey primary dwelling and 2 storey secondary dwelling. The development is inconsistent with the objectives of the Council DCP and LEP and I question whether it meets the soft to hard surface ratio.

The proposal includes deep excavation and earth works. The Wingala area sits on a large mass of hard rock which we encountered when we built our house. The scale of excavation called for in this development is significant and will to produce excessive noise, dust and

vibration which may damage neighbouring properties and is likely to extend for some time. Further it is more than likely the excavation will further stress and possibly kill a Port Jackson fig landmark which is directly next to the development. This was already impacted twelve months ago by the building of a granny flat opposite our house.

While our views are not impacted by this development, it has been brought to our attention that the proposal severely impacts the views of the neighbouring properties in a fashion that can in no way be classified as 'view sharing'. Approval of more of this kind of unsympathetic develop is unreasonable and should not be supported by Council.

This DA in its current form does not have our support.

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