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**Sent:** 20/08/2020 12:45:06 PM  
**Subject:** Issue list re DA2020/0838 86 Quirk Street Dee Why  
**Attachments:** 20200817\_172430.jpg; 20200817\_174935.jpg;

Attention Catriona Shirley

I am writing with concern about the above DA.

At a glance it is evident this proposal is inappropriate to the existing aesthetic of the street and the inclusive culture of its residents.

- The scorched earth approach to construction on the entire site will leave nothing of the natural environment. Quirk Street is an environment inhabited by many bird species, lizards (blue tongues), bandicoots, possums and brush turkeys to name a few.
- Negative impact on Bushey Place. Bushey Place is a one lane back street without room for a footpath on either side. Resident's fences have previously been damaged by large construction vehicles. Radically increased traffic will heighten noise and dust and endanger pedestrians. Undoubtedly Bushey Place would need resurfacing following the proposed excavation and cement construction.
- Proper view sharing and as not been considered or achieved for neighbours.
- Significant shading/solar access would be lost for neighbouring properties.
- The proposal does not appear meet landscaping regulations as the entire block is utilised and cemented.
- The 100 yr old fig tree at rear of 84 Quirk St is a district landmark and has already been badly impacted by granny flat construction at 82 Quirk St and pool construction at rear of 84 Quirk St. This new development could well signal its tragic demise.
- Privacy issues with development over-looking neighbours on both sides especially at rear of 84 Quirk St due proximity of pool and adjacent roof coverage.
- Significant stability issues for existing neighbouring houses with such large amount of excavation and fill.
- The sheer size of the development. The two houses planned have an enormous footprint with a focus only on building as much as possible rather than what is the right fit for the area and residents. This does not comply with the objectives of DCP and LEP for the area.
- The owner of 86 Quirk has a history of private purchase of houses that aren't for sale, doing large scale re-development and then off-loading. There is a history of multiple withdrawn DAs followed by CDC to remove avenue for objection.

Overall, a development the size and nature of the proposed DA does not fit the block of land at 86 Quirk Street. The block is too small for the desires of the owner and the amount of

excavation is preposterous for the land size and the residential setting. Not to mention the gross inconvenience to the existing residents of 2 suburban streets.

I trust the Northern Beaches Council will take into consideration the angst of the residents of Quirk Street and Bushey Place when viewing this DA and bear in mind the damage it will cause to the environment and existing aesthetic sensibility.

Kind regards,

Wendy Holloway  
89 Quirk Street  
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# Proposed development - 86 Quirk Street Dee Why

DA2020/0838

## Photos of view impact on our house (84 Quirk St Dee Why)



Figure 1 - 84 Quirk St existing living room view to North



Figure 2 - 84 Quirk St living room view to North if DA2020/0838 approved



