

---

**Sent:** 21/08/2020 2:23:06 PM  
**Subject:** Submission - 86 Quirk Street, Dee Why, NSW 2099 - DA2020/0838  
**Attachments:** Sumbission 86 Quirk St, Dee Why.pdf;

To Whom It May Concern,

Please see attached submission in relation to 86 Quirk Street, Dee Why, 2099.

Kind regards,

Trudy Lowry

The General Manager  
Northern Beaches Council  
Civic Centre  
725 Pittwater Road  
Dee Why, NSW, 2099

21 August 2020

Dear General Manager,

RE: DA2020/0838 – 86 Quirk Street, Dee Why, 2099

I am writing to raise the following concerns in objection to the abovementioned proposed development:

- **Side Boundary Envelope -**

Due to the proposed development plans being outside the boundary envelope, wall heights have been exceeded, noting 2.2m on the western side of the building. To meet the compliance the upper floor walls should be adjusted on both eastern and western sides to meet compliance.

- **Shadowing –**

The non-compliance to the boundary envelope (height and width of building) creates greater shadowing impact to the dwelling at 88 Quirk Street, demonstrated clearly in the shadow diagrams - 3pm June – where the entire exterior north facing wall/windows of 88 Quirk Street, Dee Why, is in full shade prohibiting natural light, warmth and sun into the premises.

- **Excavation and Landfill -**

The proposed development requires extensive excavation into sandstone down to iron stone for a large proportion of the underground floor of the main proposed dwelling. This excavation is highly likely to cause damage to the double brick and concrete suspended slab structure next door at 88 Quirk Street, Dee Why, due to the extensive amount of excavation work required. We are extremely concerned that the excavation will compromise the safety of the structure at 88 Quirk St and create cracking throughout the building.

The landfill from the excavation of the proposed development will substantially raise the natural ground level over large sections of open space; noting depths of 1.61m towards the granny flat; and 1.259m beneath the footprint, creating possible issues with run off and seepage.

Also it is unclear how the volume of landfill will be safely retained?

I would appreciate the initial concerns being considered, and it should be noted that there may/will be additional issues arising upon further expert consultation.

Yours sincerely,

*Trudy Lowry*

Trudy Lowry (nee Fry – currently residing at 48 Quirk Street, Dee Why)  
Daughter of owner -  
88 Quirk Street, Dee Why, NSW, 2099