

51 Quirk St Dee Why DA Application - DA2025/0861

List of amendments submitted as of the 19 September 2025

Referencing Councils RFI.

1. Secondary Dwelling

The proposed attached secondary dwelling at the ground floor level exceeds the maximum 60m2 floor area permitted under the Housing SEPP and WLEP 2011.

The applicant shall amend the proposal to ensure that the floor area of the secondary dwelling does not exceed 60m2.

We have amended the secondary dwelling which is now 60m2 in area. The revised floor plan has been uploaded to the portal. See drawing DA-05 (B).

2. View Sharing

The applicant shall consider the extent of view impact of the proposed development from adjacent properties, particularly towards the southeast from the dwelling at No. 49 Headland Road. The applicant shall provide a detailed view impact analysis from No. 49 with an assessment against the considerations of the Tenacity view sharing planning principle.

This has been addressed and the addendum to the SEE has been uploaded to the portal.

3. Stormwater Management

The submitted stormwater plan proposing discharge to the kerb is not satisfactory. The site falls to the rear and as such stormwater management must be in accordance with Section 5.5 of Council's Water Management for Development Policy. All stages of the section are to be considered, including the request to grant an inter-allotment drainage easement. Where an inter-allotment drainage easement is refused by downstream property owners, written refusal of easement letters are to be provided (see Appendix 2 for a sample easement request letter). If a level spreader design is considered, it shall be in accordance with Appendix 4.

The stormwater concept plan has been uploaded to the portal incorporating the level spreader concept as requested by Council.

4. Other Amendments Include.

- The rear walls of the upper level and lower level have been setback even further from the rear boundary to provide more yard space as well as improving view lines for the adjoining properties.
- The upper level roof at the rear has been lowered to improve view lines for the adjoining properties.
- The concept stormwater details have been shown on the plans.

Prepared by

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