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**Sent:** 28/02/2019 12:58:18 PM

**Subject:** DUNGOWAN LANE

**Attachments:** Dungowan letter council 28 Feb 2019.pdf; Dungowan letter council 28 Feb 2019 2.pdf;

Dear Council officer,

Find correspondence attached.

Yours faithfully,  
PAMELA HUMPHREYS  
HUMPHREYS FAMILY LAWYERS  
23/7 South Steyne Manly 2095  
0412614323

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28 February 2019

Manly Council ([council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au))

Attention: Development Assessment

Planner: Renee Ezzy

**Mod2019/0029 – DA367/2010**

**Lot CP SP 10040 46 Victoria Parade Manly.**

Dear Development Assessor,

**46 Victoria Parade Manly.**

We live in the Dungowan Building at 23/7 South Steyne Manly. Our apartment backs on to Dungowan Lane.

We wish to object to the proposed modifications to the original DA. That includes those previously circulated as well as the most recent batch which shows the building encroaching even further into Dungowan Lane.

In general the building is substantially bigger than the one it replaces. It extends further to all the boundaries than the prior one. It goes higher and deeper.

It is an over development which is further exacerbated by constant modifications to push all building limits further out.

The only beneficiary is the developer.

The ones to suffer are existing residents who lose sunlight and suffer increased noise and traffic.

Dungowan Lane is narrow and already noise channels upwards in a canyon type effect.

The more massive replacement building will clearly impart more shadow impacting neighbouring residents and the laneway.

Traffic is already bad because the laneway is so narrow.

It is nearly impossible to walk past a delivery vehicle in the lane it is so narrow.

Numerous bins from Sebel Havana as well as Dungowan are all collected from this laneway.

It becomes chaotic and dangerous.

The road surface is poor and detritus from Havana bins and Sebel bottles give it a slum aspect.

the bins and rubbish at Havana are constantly dirty and untidy.

The Council has been advised of dangers to pedestrians walking on the pavement or along Victoria Avenue yet done nothing.

Because the Council allows parking right up to the edge of the lane it is impossible to see traffic travelling on Victoria Avenue and difficult to see pedestrians.

This is exacerbated by delivery vehicles parking on the lane egress and illegal parking on the rubbish bin bay at Havana.

We wish to strongly object to any modification to the DA and ask the Council to address the health and safety concerns that are already present and will be exacerbated with the new building even in its originally approved state.

Yours faithfully,

PAMELA HUMPHREYS

