
Sent: 14/07/2019 2:02:45 PM
Subject: Mod2019/0029 46 Victoria Parade

Good morning,

I am writing with objections to the latest plans for 46 Victoria Parade.

I believe the white wall is to remain which is wholly unacceptable from a health point of view as I have previously mentioned. How is a dead bird or animal to be removed? And how is any maintenance to be undertaken on the sub-station wall? The white wall is also significantly out of keeping with the area. The reason given is that the sub-station may blow up which seems somewhat ridiculous in this day and age of heightened Health & Safety. If there is a real risk then there needs to be a white wall at the front of the sub-station to protect us and one on the other side to protect Sebel guests.

The new plan also shows a new roller door but with no roof (which I believe was agreed at the last meeting) which seems rather strange as to how the door can be put up without a roof. It is proposed that the new roller door abuts Dungowan Lane unlike ours which is set back allowing drivers to stop to the side of Dungowan Lane enabling traffic to flow through. I can see that this will increase congestion in Dungowan Lane which at times is impassable and becoming more frequent. Today, this situation causes everyone to break the law on a regular basis by going the wrong way down a one way street.

Lastly, it appears that there is some dispute as to the Ashburner Street boundary which equates to the new apartment building being built very much closer to the sub-station i.e. the southern boundary. I have seen buildings (in high density areas) being built right up against each other but I didn't realise that Manly had adopted this approach to development. Does this then set a precedent for the future?

This behaviour continues to favour only the developer as opposed to having any consideration of neighbouring residents.

Regards
Sheridan Nossiter
Apartment 14 (west facing) Dungowan

Sent from [Mail](#) for Windows 10