
Sent: 2/07/2019 3:43:08 PM
Subject: 46 Victoria Parade - objection

Application No. Mod2019/0029

Address: 46 Victoria Parade Manly

Description: Modification of Development Consent DA367/2010 granted for demolition works and construction of a residential flat building

Good afternoon Carly,

I am the Chair and Secretary of the Strata Committee of Dungowan (SP 81784) at 7 South Steyne, Manly. The Strata Committee on behalf of the Owners Corporation wish to lodge an objection regarding the development at 46 Victoria Parade.

We were alarmed to see the white wall beside the substation go up last week and even more alarmed to see it being erected so close to the substation which will result in no set back to the rear of the new building. It is obvious that the proximity of the white wall to the substation will become a haven for vermin in the gap as well as mould and other rubble. Maintenance of either wall is impossible as will any cleaning of detritus.

I understand the white wall has been put in to become the side wall of the driveway roof which is not part of and never was part of the current extra submissions to Council by the Manly Owners Group.

REAR SETBACK

In essence, there will now be no setback to the rear of the site boundary (north wall of substation). On Level 1, it will be a driveway roof extending to Dungowan Lane with a roller shutter security door across the driveway on Dungowan Lane.

This driveway roof and roller door have not been highlighted as changes. Very subtle but easily seen on Zoom.

The Land and Environment Court in December 2011 made a Condition 1 that -

"The rear wall (southern elevation) of the proposed building s to be setback a minimum 11.0 metres from the rear (northern) boundary of the property known as 27 Ashburner Street Manly being SP76027. the rear balconies are to be setback a minimum 9.5 metres from the rear (northern) boundary the property known as 47 Ashburner Street, Many being SP76027. Plans are to be suitably amended prior to issue of the Construction Certificate.

Reason: To achieve closer compliance with Council's Development Control Plan for the Residential Zone Amendment 1 and reduce impacts on the amenity of adjoining properties.

The covered driveway at RL8.50, Level 1 floor level, will be quite imposing for the lower rear residents in Dungowan (including extra noise from the roller shutter door) notwithstanding the fact that there will now be no rear setback or open space for the eastern side of the building facing Dungowan lane.

The security roller door to the Carpark is new this application and will significantly impact the residents of lower levels of Dungowan.

The Manly DCP has a 8m rear setback requirement and this was overridden by LEC but retained a 3.2m setback. Now there will be none.

The building is substantially bigger than the one it replaces, encroaches up to the boundary of Dungowan Lane

and abuts the substation. Dungowan Lane will become even more of a cavern with a subsequent increase of noise from traffic and residents.

We observe that this development has been fraught with issues raised by local residents in response to developers continually looking to extend the footprint of this apartment block. The only beneficiary to this exercise is the developer.

Regards
Sheridan Nossiter
Chair and Secretary to the Strata Committee of Dungowan
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