
Sent: 13/11/2019 1:28:52 PM
Subject: SP71784 7 South Steyne objection to Victoria Parade Manly
Attachments: image001.png; image003.png; image005.png; image007.png;

Dear Council

We are the strata managing agents for the above mentioned property and write to you under instruction of the strata committee to formally object to the Victoria Parade development on the following basis:

1. Carpark Security Roller Shutter

We understood it was that there would be no driveway roof over the rear of the ramp and no security roller door on Dungowan Lane.

Any roller door should be placed at the underground entrance to the basement carpark so as to avoid congestion at the top of the ramp.

2. Traffic in Dungowan Lane

Dungowan Lane is already blocked several times a day with service vehicles for the Sebel. Consideration could be given to change the traffic direction of the Lane.

3. Blast Wall

It is also considered that the blast wall is dangerous for traffic movement. Cars exiting the ramp will have to move into Dungowan Lane to be able to see traffic coming from the right.

If a blast wall is necessary for the protection of residents in 46 Victoria Parade, why has council not insisted that the residents of 42 Victoria Parade and residents of the Dungowan and both Sebel buildings be protected as well.

By allowing a blast wall to be built only on part of the North Wall of the sub-station in the rear of 46 Victoria Parade, it appears to have created a situation where if there is a possible 'blow-up' of the sub-station, then any other surrounding residents who incur damage will be able to initiate legal action against Council for failing to protect their premises as well because of the added impacts from this Blast Wall.

And finally, in reality, what are the chances of this heritage sub station exploding?

We trust that you will give this due consideration.

Kind Regards

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