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**Sent:** 14/11/2019 9:51:07 AM  
**Subject:** MOD2019/0499: 46 Victoria Parade Development - Objections

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**From:** Rodney Garratt <[rmgarratt@vicbar.com.au](mailto:rmgarratt@vicbar.com.au)>  
**Sent:** Wednesday, 13 November 2019 5:19 PM  
**To:** Renee Ezzy <[Renee.Ezzy@northernbeaches.nsw.gov.au](mailto:Renee.Ezzy@northernbeaches.nsw.gov.au)>  
**Subject:** 46 Victoria Parade Development - Objections

Dear Planning Officers,

I am the owner of unit 8 at Dungowan, 7 South Steyne, Manly which is on the south west corner of the Dungowan building, on the first floor, next to Dungowan Lane and opposite the development at 46 Victoria Parade.

I object to the following elements of the development.

Carpark Security Roller Shutter

According to my understanding of the approved plans, there was to be no driveway roof over the rear of the ramp and no security roller door on Dungowan Lane. The absence of these features means that there is space between the underground car park entrance and Dungowan Lane to accommodate vehicles and so not obstruct Dungowan Lane.

The presence of these features will materially contribute to the congestion in Dungowan Lane, and therefore to ingress and egress to and from the Dungowan carstacker, in which my unit has a space. Any roller door should be placed at the underground entrance to the basement carpark.

The Lane is unpredictably blocked several times a day by service vehicles for the Sebel and the adjacent restaurants in Victoria Parade. Has altering the traffic direction in the Lane been considered? I am not suggesting that an alteration would change my objections concerning the Roller Shutter, but it is a matter worth reviewing.

Blast Wall

In my view, the blast wall is dangerous as cars exiting the ramp into Dungowan Lane need to be able to see traffic coming from the right.

A further matter is this. As I understand the situation, the blast wall protects against an explosion of the heritage sub-station. Its design, however, is only to protect residents of 46 Victoria Parade, to the north.

This is an unacceptable situation. If there is any such risk – which the Council acknowledges must be the case by providing for the construction of the blast wall – the required design should provide protection to all other adjacent occupiers (in Dungowan and the Sebel in particular).

Regards,

Rodney Garratt

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