

Visual Impact

The application provides extensive analysis of the visual impact of the proposal from the regional, local and immediate zones. This analysis is thorough for the regional zone, however there are shortcomings when it comes to the local and immediate zones.

The visual impact from the Fairlight area and Kangaroo area has not been assessed and the impact from sections of the Eastern Hill warrant further examination.

Adverse impacts within the local zone have already been documented above. These focus mainly on the impact on the beachfront promenade which is not well analysed. The view from the edge of Rialto Square looking down Wentworth Street is also not analysed and the high hotel tower is likely to dominate this view.

There is also no analysis of the impact on view loss from adjoining properties, notably the Peninsular building in the immediate vicinity but also from areas such as Fairlight and the Eastern Hill. Given the scale of the proposal, this is a serious omission.

Overshadowing

The application provides detailed diagrams indicating the impact of overshadowing on only some of the surrounding area, particularly an analysis of overshadowing of the residential properties to the south.

The detailed analysis of overshadowing of the Manly Village Public School playground shows that there will be loss of morning sunlight on the playground in Winter and the Equinoxes. This morning sun is of high importance to a school playground.

The shadow diagrams indicate a loss of morning winter sun to the properties immediately to the south of the proposed development due to the hotel tower and in the afternoon due to the RFWHS tower.

It should also be noted that the proposed playground attached to the RFWHS tower will be almost completely overshadowing by the existing heritage listed Drummond house and the proposed new hotel and RFWHS towers. This is unacceptable in winter and it is noted that outdoor recreation is a vital component of the RFWHS program.

Heritage

The issues covering the impact of the proposed development and heritage listed buildings on the site as well as adjoining sites has been dealt with in previous section as has the impact on the beach promenade.

Little or no attempt has been made by the applicant to seriously address these impacts or to support the application.

The Heritage Impact Statement has been prepared in house and has not been updated since the proposal was modified from a 12 storey to a nine storey hotel tower which has a different bulk. Comments regarding the relationship between the hotel tower and the residential units along South Steyne and the adjacent terraces is given as an opinion with no supporting analysis.

The recommendation that "the articulation of the façade of the proposed new buildings (hotel and retail/residential) should be considered as part of future design development works with reference to South Steyne streetscape and adjacent heritage building" would be legitimate if the scale of the proposed buildings was sympathetic. As this is not the case, no amount of careful detail design will address this issue.

Heritage issues should be assessed by an independent heritage consultant.

Privacy

There will be a considerable loss of privacy to the residential units to the south as is acknowledged in the assessment seeking to utilise landscape to ameliorate the impact and locating appropriate uses on the lower floors. However, the height and proximity of the upper levels of the hotel rooms looking onto the adjoining residential units is unlikely to be resolved with privacy screens in relationship to 25-27 Victoria Pde.

The proximity of the proposed hotel tower to the proposed residential units along South Steyne and Wentworth St is also of concern and contravenes SEPP 65. It is also unlikely that the conflict can be satisfactorily addressed through landscape and privacy screening as the ocean views from the tower will be more highly valued.

Traffic & Parking

The proposed development will generate more traffic and increase pressure on already limited parking although there will be some increase in on street parking due to RFWHSparking being taken underground

Whilst the Traffic report claims the surrounding intersections can handle this increase, the report is based on a number of assumptions and discounting ratios which require the scrutiny of an independent traffic consultant to verify.

The combining of residential parking, RFWHS staff parking and hotel entry in one street crossing may not prove viable after a more detailed analysis and will probably require a second kerb crossing. Dual crossings are typical of similar mixed developments in Manly.

The proximity to the Rialto lane entry / exit requires more investigation.

The proposal adjoins a primary school has a high volume of young children walking and biking to school, particularly along the direction of the beachfront bikeways. The increase in vehicular traffic will also be to the detriment of school time set down and pick up safety.

Conclusion

The revised proposal does not address any of the concerns raised in this submission.

The stated aim of this application is to establish heights, set backs and Floor Space Ratios for a detailed design to be prepared.

However approval of the envelope and FSR proposed in this application will result in a development totally out of keeping with the scale and desired character of the area. No detail design will be able to disguise this fact.

The proposal is in excess of the detail Manly Council Urban Design Guidelines which in themselves are very generous and prepared in response to a specific proposal rather than looking at the site from a fresh perspective. In addition there is no attempt to look at the provision of pedestrian through links or incorporate or add to the public domain by way of plazas, despite such measures being de rigour in previous developments.

The proposal will clearly have detrimental impact on the immediate surrounding public, private and community areas in terms of overshadowing, view loss, loss of privacy and traffic loads

The scale of the development will adversely impact on the heritage listed beach promenade as well as heritage listed buildings both within and adjoining the site.

The proposal to provide a hotel should be seriously questioned.

- Public meetings have determined it is not a popular use within the community
- its commercial need for height to maximise views creates undesirable height / bulk issues
- the need to control privacy between the hotel and proposed residential areas conflicts with privacy and a suitable design of the building envelope
- the large area of ground floor required for the port cochere takes up valuable (commercial) land and creates a large undesirable gap in the streetscape to Wentworth Street
- additional traffic loads are undesirable

The scale of the 5 storey Wentworth St and South Steyne component is excessive.

The relationship of the components to Heritage listed buildings and public spaces is unsatisfactory.

We consider the above concerns cannot be resolved by minor changes to the overall proposal and that a fundamental redesign is required supported by more rigorous analysis and studies

From: Lyn Pelling <lyn.pelling@gmail.com>
To: "Chris.King@planning.nsw.gov.au" <Chris.King@planning.nsw.gov.au>
Date: 9/22/2012 12:23 am
Subject: Royal Far West Home

As a young child growing up in Northern NSW I was told, with all my school, of the ideals of the Royal Far West Home for children. This was 60 years ago, but I remember it well.

We all contributed our pocket money, and were happy to do so. Strangely, I now live in Manly, and love it.

These memories are the reason why I, and many others I speak to, are dismayed and saddened at the size and scope of the proposed changes to the buildings. A multi storey hotel! Why on earth is this even being considered! The whole caring culture is to change forever, and business aims will be paramount. Can't some basic morals and aspirations be allowed to be upheld in modern times? Does the dollar have to rule everything?

Please re think this development.

Yours sincerely

Lyn Pelling

3/41 Ashburner St
Manly

Sent from my iPad

Chris King - Attention: Mr Chris King re: MP10_0159 - Royal Far West

From: "Ian Burgess" <ian@byronretreat.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 9/14/2012 10:56 AM
Subject: Attention: Mr Chris King re: MP10_0159 - Royal Far West
CC: <Chris.King@planning.nsw.gov.au>

Dear Mr King,
I have previously submitted an objection to the Royal Far West Manly proposal.
The amendments in the PPR have done nothing to alter my objections.

The rank overdevelopment with "residential apartments, retail land use and hotel/serviced apartments" is a corruption of the site and of the community of Manly.

Clearly, the site should be used for education. The site should be ceded to Manly Village Public School who will use the buildings for education.
Manly Village Public School is our community school for our own children and is already overcrowded.

NSW Education land in Manly should be used to educate the children of Manly community. Any other use is entirely inappropriate.

Dr Ian Burgess
27 Kangaroo Street
Manly NSW 1655

631 / 25 Wentworth Street
Manly NSW 2095
11 September 2012

Director Metropolitan and Regional
Projects - South

Dear Sir

Re proposed redevelopment of Royal Far West Childrens Medical CentreManly.

It is extremely upsetting to view the updated plans for renovations of the Royal Far West and discover that very little has changed .

My objections remain and are as follows;

1. Traffic congestion in the area will be horrendous.
2. A Hotel serving alcohol will be built in a childrens hostel area .
3. Little thought as to what is important for the childrens well being ie. playground in an area where there is little sun .
4. Loss of view to surrounding residential area.
5. Affordable housing being replaced by costly Apartments .
6. Shops being built when there are many vacant in the general area.

It seems that a Caring Childrens Charity is being replaced by a massive commercial enterprise and to me and others , this is a huge concern.

Sincerely

Beth Gallate



From: Hania Norman <hanianorman1@bigpond.com>
To: <plan_comment@planning.nsw.gov.au>, Chris King <chris.king@planning.nsw....>
Date: 9/7/2012 12:14 pm
Subject: Objection to the revised RFW plan
Attachments: Peninsula Resident's Alliance objection to revised FW.docx; Part.001

Peninsula Resident's Alliance

11-25 Wentworth Street, Manly 2095

Our Objections to the Revised Plans for the Royal Far West Development MP10_0159

**Attention: The Director Metropolitan and
Regional Projects South.**
Cc: Chris King

You wrote

**SUBJECT: Notification of Preferred Project Report for Concept Plan Application –
Redevelopment of Royal Far West School, 12-22 Wentworth Street, 16 South Steyne
and 19-21 South Steyne, Manly (MP10_0159)**

As you have previously made a submission to the proposal, the Department wishes to notify you that URBIS, on behalf of the Royal Far West School of Excellence, has submitted a Preferred Project Report (PPR) in response to agency, Council, and public comments for the above proposal.

Amendments to the project outlined in the PPR include:

- Proposed retail/residential building fronting Wentworth Street and South Steyne is to be setback from Wentworth Street;
- Building E is to be extended along Wentworth Street towards Drummond House;
- Building F is to be extended around into Victoria Parade, adjacent to existing Terraces;
- Top floor of Buildings E and F are set back an additional 2 metres to streetfronts;
- Floorspace is proposed to be increased by approximately 348m²;
- Retail/Hotel floorspace is reduced and Residential/Professional Consulting Rooms floorspace increased overall; and
- Traffic management improvements proposed through:
 - the relocation of pedestrian crossing on South Steyne; and
 - the provision of a raised and relocated pedestrian crossing in Wentworth Street.

The PPR may be viewed on the Department's website (majorprojects.planning.nsw.gov.au). Alternatively, a hard copy is available to view at:

- **Department of Planning & Infrastructure**, Information Centre, 23-33 Bridge Street, Sydney;
- **Manly Council**, Customer Service Centre, Town Hall, 1 Belgrave Street, Manly.

If you wish to make another submission on the project, it must reach the Department by close of business on **Friday 21 September 2012**. Your submission should include:

- Your name and address;
- The name of the application and the application number;
- A statement on whether you support or object to the project; and

**We The Peninsula Resident's Alliance, comprising of 162
units, situated at 11-25 Wentworth Street, Manly, directly
across from the Far West Home, would like to strongly
OBJECT to the revised plans for RFWH MP10_0159**

Everyone here agrees that the development will take place, but it must be to the Advantage of The Community of Manly and The Peninsula, and not something, which in years to come will be Questioned, "why didn't the community at that time take proper action to get? The best result."

Below a response from Jean Hay, Mayor of Manly

-----Original Message-----

From: Jean Hay [mailto:Jean.Hay@manly.nsw.gov.au]

Sent: 01 September 2012 14:02

To:

Subject: RE: Notification of Preferred Project Report - Redevelopment of RFW

School, 12-22 Wentworth St ... (MP10_0159),

I am replying to your email as the current mayor not as a Mayoral Candidate.

I was contacted by the Manly Daily as Mayor not candidate to comment on the Latest plans for RFW site.

Jean's comment was as follows,

I am very disappointed with URBIS and Royal Far West's overdevelopment
Proposals of the site. The largest plans are at best described as cosmetic
And inadequate and a huge letdown for the community.
URBIS and RFW have not
Heeded a word of concern raised by the community during the consultation
Process nor have they addressed Council's Urban Design controls for the
Site. The Manly community does not want overdevelopment of the sort
Proposed, and in my opinion, they have lost a great opportunity to gain the
Community's confidence.

I have also conveyed my opinion to the Minister for Planning,

**The Hon Brad
Hazzard while in his company yesterday afternoon.**

Jean Hay

**The Peninsula Resident's Alliance objects on many grounds
but in particular**

- 1. RFW does not in their submission explain how they will apply for the rezoning of the site in question. At the present time it is zoned 5(a) – special uses for children's home, educational purposes, etc. The objective of this zoning is to identify and set aside land required for essential services to the public for community services. The concept Proposal includes 165-room Hotel and 24 hour Bar(s), which is a serious departure from the current site usage.**

Given that the present zoning of the land is essentially for public or community services, any divergence from this use should require it to be re zoned.

It is a significant step in planning to go from this zoning to Residential/Business without proper consultation with the Manly Community. We have submitted many letters to Manly Council to keep this zoning, and yet the decision has not been announced to change the zoning, we question, how the RFW can just steam ahead with a commercial development, when the Zoning has not been announced! Or Did Brad Hazzard change against the wishes of Manly Council and not inform us!!!!

- 2. A question continually being asked relates to land owned by the Department of Education. Urbis (Concept Plan designer), and RFW personnel, received questions from residents regarding the Department of Education Land included in the concept plan. A key concern was whether the title to the land is to revert to RFW and in doing so if a fair and current price had been reached to pay for the property. This is relevant as the land in question has an extremely high dollar footprint and is essentially community land. A comprehensive response was not received and in fact, residents were told – "yes it was RFW land" or "maybe" or "that is being taken care of". We have received emails that discussion are occurring between the Department of Education and FWH in providing the MVPS, land that belongs to Dept. of Ed, this is continuing and no decision has been announced, yet again the FWH has submitted revised plans as if they know who the land belongs too, And we have been informed that dialogue is still transpiring, so how come revised plans can come out at this time!!**

3. This Land represents 16.34% of the total area in question. Of further concern to the community, is the fact that the local neighboring school is not able to utilize this land, when they are at critical capacity.

This is a very serious issue to address; given Manly Village Public School (MVPS) has increased numbers in recent years from 200 to 600 students. From a community perspective it would be considered essential that they be given the opportunity to use this Department of Education land for their uses rather than it being given free to FW as use being converted into commercial residential apartments, retail shops and a hotel. What does FW know that is not public on this public land!!!

4. Since 1924, the RFW has been operating as a charity with a mission to build the human capacity of the bush and improving access to specialist health and educational services for children from regional areas under the banner "*caring for country kids*" at the Manly seaside. Only 25% of the site under the current proposal will be devoted to RFW. The remaining 75% will be a major commercial development. The RFW website creates a wonderful illusion of promoting the RFW as some grandiose organisation in Manly overflowing with children rather than being more administrative in style as it operates today. Given that the primary purpose was an educational and health site for country children, particularly from disadvantaged backgrounds, including aboriginal children, why is the RFW Board completely contravening its charter by seeking to build alcohol based facilities on Department of Education Land. The Manly community is well aware of the problems related with the drinking culture, which pervades the Manly CBD. We should be focusing on building facilities that have a direct benefit to young people's well being, rather than encourage the consumption of alcohol. Yet The FW states that they would not have 24 hour liquor license, how can they say this, when once leased or sold the FW has no control over what the new owner or leaser will do,
5. In the 2021 plan you indicated, Mr. Hazzard, that the need for affordable housing was crucial to our region and yet the current proposal that appears to be endorsed by government as there is little action to the contrary, removes the current affordable housing component on the site. Revised plan it is gone and at the back where it was will be the very limited facilities for the FW more admin then care center of excellence!!!!
6. In reading the Articles of Association that cover this charity, it is interesting to note that nowhere is the word "*Manly*" mentioned. This comes as quite a shock because it means that the RFW could move their headquarters to anywhere, leaving us here in Manly, on

the basis that the development proceeds, with the devastation of our ocean beachfront with this plan. Stewart House is there for them and the land once given to a charity to help the country kids should go back to community land and NOT commercial, a disgrace.

7. The Revised Concept Plan positions a Hotel of 165 rooms not 164 as before, and Bars, located on the same block and adjoining a school. And their country kids, what an example of no regard for the future generations of youth from Manly and Country kids. The Chairman of the RFWH communicated the day to day operation of the Hotel, would be out sourced to a 3rd Party. The Manly Community is very keen to understand what checks and balances would be in place to ensure that the current alcohol related issues impacting Manly are also not replicated here. This is of particular importance, when RFW is proposing a set and forget approach by leasing the premises.
8. We sit on the Safety Committee, which deals with the huge impact the 115, plus liquor license premises have on the Community and Tourists alike and no throw in the mix of children, unbelievable.
9. The Peninsula consisting of 162 apartments and more than 400 residents will be seriously affected by this concept plan. Yet the RFW states in their conclusion, that there will be no impact on the neighboring properties or the receiving environment will occur, this is a total mis-representation and untrue, all will suffer and most will lose panoramic views, lifestyle changes, lack of sun, privacy, huge shadows, disruption and traffic chaos, they do not live here while we do, and will have to suffer the consequences of their actions to destroy all here for us. A 6 m set back for retail seating will do nothing to keep the views at all, a set back larger and also in South Steyne is needed totally, so as minimum impact affects 162 units here at The Peninsula and neighboring units too being the Apartments in the neighboring Carrisbrooke Apartment, and the majority of residential blocks in Wentworth and Victoria Parade will lose all or some of their current ocean views, and be significantly impacted by shading and traffic congestion should the revised proposed development go ahead.

In 1997 Australand engaged architects who were able with great skill to take advantage of the corridor view in Wentworth Street. Many residents have provided the Department with photos illustrating this loss. It was interesting in the revised plans that a mere 6 m set back on Wentworth Street, was the only concession from the FWH and no set back on South Steyne, which could have benefited most in Wentworth St and in Particular the Peninsula, It is essential that the current open corridor on the corner of Wentworth St & South Steyne remain in order to correct this problem. There should be no retail shops as part of the concept

plan. This would involve rezoning to business to which we would strongly object.

- 10. When we first looked at the Revised Concept Plan, we were immediately struck by the lack of consideration to traffic. Was Urbis serious when they told us traffic movements had been checked but in the normal peak hours of 7am to 9am and 5pm to 7pm on weekdays. This is the famous Manly Ocean Beach, so where are the figures for Saturday and Sunday and during the holiday season and peak surf competition period, One concession made in the Revised Plans is for the RFW to pay for a pedestrian crossing, which in fact would do nothing to help the Community of Manly, and The Peninsula Residents, in fact jeopardies lives, the only benefit would be to their own private car park and no one else**
- 11. We are particularly interested in understanding Mr. Barron's financial involvement in the RFW Development and whether this represents a conflict of interest. We are also keen to understand where the \$300,000 funding (reported in the Manly Daily), for the traffic report was sourced from, for this Revised Plan. In the event that the funds for the report were sourced from RFW, wouldn't this be of questionable value, as it detracts from the resources from the country kids, that the charity is meant to represent. Was this action undertaken simply to enhance the RFWH pushing their over development ahead, regardless of all the objections from the Community, and being protected under the now abolished 3A plan!**
- 12. The Channel 10 segment in February illustrated the problems outlined above regarding various aspects of this Plan. We have sent to you previously, It visually illustrates among other issues the damage to the oceanfront of our Iconic Manly Beach. This was a site chosen to provide maximum care and experience of the Manly Seaside to help in recuperation and care in all forms of country children from all parts of NSW. The video clearly shows this is not the purpose of this concept, Below a MD article**
- 13. <http://manly-daily.whereilive.com.au/news/story/royal-far-west-development-attracts-complaints-over-traffic/>**

CONCLUSION

Individually and Collectively Peninsula Residents have contacted various Government Bodies, such as Planning and Infrastructure, Education Department, The Premier and His Deputy, RFWH and Manly Council, to seek a resolution and clarification on the Largest Commercial Development Ever In Manly Status. Now we receive the Revised Plans and noticed an

increase in floor space not a reduction, when we all mentioned in our previous objections that the Commercial Development was too bulky, too high, and yet the FWH notes in their new submission old standards from the 1970's in Manly and not present ideals, and applied to their needs and not the Communities

We are seeking your assistance, on the status of this major project. The community sentiment is that this project is being rushed through using the now abolished 3A instrument, to carry out activity on Prime beachfront Real Estate. And seeing as the timeframe again of 3 weeks to object and during Council Elections, it seems that FWH is trying to push the old concept with little thought to the Peninsula owners, under the radar as most meetings for Committees will not take place until October or after. Community objections have most definitely not been listened too, such a disappointment as we feel the FW will just push through what they want without looking after a Community that has supported them since conception, We look forward a proper revised plan stating Dept Ed use and MVPS land, new zoning and also a proper revised plan that has listened to the Community from the Village of Manly and us too.

Regards
Hania Norman
Secretary Peninsula Residents Alliance
Hanianorman1@bigpond.com
25 Wentworth Street
Manly 2095

My Objections to the Revised Plans for the Royal Far West Development MP10_0159

Attention The Director Metropolitan and Regional Projects South.

Cc Chris King

You wrote

SUBJECT: Notification of Preferred Project Report for Concept Plan Application – Redevelopment of Royal Far West School, 12-22 Wentworth Street, 16 South Steyne and 19-21 South Steyne, Manly (MP10_0159)

As you have previously made a submission to the proposal, the Department wishes to notify you that URBIS, on behalf of the Royal Far West School of Excellence, has submitted a Preferred Project Report (PPR) in response to agency, Council, and public comments for the above proposal.

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If you wish to make another submission on the project, it must reach the Department by close of business on **Friday 21 September 2012**. Your submission should include:

- Your name and address;
- The name of the application and the application number;
- A statement on whether you support or object to the project; and

What I have to say, Developers want it All Their way only

So the Far West has not listened to the Manly Community, even after holding all objections for close to a year from the

Community of Manly.????

I, Hania Norma of 433/25 Wentworth Street Manly, living across the road from the Royal far West, which I used to love and support, as they did look after country kids, but now, they have turned into greedy developers and using land donated to the charity by the people of NSW to be NOW USED as a Bulky over development, totally forgetting the community, here in Manly, which have supported RFWH since their conception in to Manly. And forgetting the country children too, and what is this school of Excellence as there will be NO school here anymore, blatant misrepresentation

If this Development was solely for the use of only the Far West as it has been since the early 1900's, we at Manly Village would be willing to understand that the country kids need support and modern facilities. But The Far West has down graded their facilities to make room for a 165 room Hotel with Liquor outlets, 32 units, retail and more, and as if Manly does not have enough problems here with the 115 liquor outlets already established, and as I am on the safety committee, dealing with the alcohol fuelled dramas, I know first hand the problems these Hotels brings, And bringing the hotel so close to the Manly Village Primary School is just pure greed and insensitivity to our school children, and no consideration for the community here at all, nor the children here and they say they care for the kids!!!!!!They get the monies from the development and leave us here in Manly to suffer the consequences of their greedy actions, just not good enough,

In the so-called new plans, 2 concessions have been made

1 moving a pedestrian crossing...this will help NOT!!!!!!! As the private car park solely for their use will impact severely on the public car park entry and cause traffic chaos in the narrow streets of Manly Village, Yet the Plans states how generous the FW is, in doing a pedestrian crossing and this will cause more chaos as people will still cross at the set ones now and moving it will have mayor safety implications for all, This will solve nothing at all, and traffic nightmares will rule the Village atmosphere, as the FW studies were at non peak times and not in summer, their plans are always

slanted towards them and not the good of the community

2 giving a 2-6m north drop, so as more seating for the retail and hotel to use, does not give Wentworth Street more views, as the floor space has increased in the new plan and the view corridor there now will be built out and all the residents living here will lose their views, so selfish and not caring for the Community that has supported them all these years. And the RFWH in their conclusion state no unreasonable impact on surrounding properties will occur. This is a total lie again as over 60 units from the Peninsula alone will lose 70 to 100% of their views. The views lost totally from all the living rooms, bedrooms, kitchens and Dining areas, some limited views will be seen standing only on the balconies, and these are diminished also, some losing between 40-100% loss. Yet The RFWH seems happy for this to happen, for shading, lack of sun and over- bulk and lack of privacy to be endured by all the residents, here at the Peninsula, and Manly too. Needless to say other properties in Wentworth Street and Victoria Parade also will be affected totally with this over bulked commercial development built on the People's land.

If the New Liberal Government cares for the people who elected them, they would not be allowing the community into abandoning planned growth in favour of the developer free for all. The developers have one powerful voice in lobbying, with this government, and the community none!

"Developer lobbyists are trying to frighten the Manly Community with their hard ball line, pretending this is for the good of the country kids, what lies, the country kids will not be seen as they used to be here.

The Village of Manly Communities aim is to ensure that the community voice is not stifled by the big end of town. Ordinary people, who derive no profit from development, but who live with its consequences, must be key players in planning decisions at all levels, and not say what they feel and then get ignored by the Charity, Developer and Government, under the 3A plan which should have been abolished for this non charity but huge commercial over development

Manly Council sent to Brad Hazzard requesting that the LEP stay as a special needs zone, and am sure this has been ignored by Brad and his team, for the loud voice of the greedy developers, for this prime piece of land in the center of Manly having beachfront space and proximity to all. This land which in part was donated to the Far West for free and also the 3 parcels of land from the Department of Education also, was given free for them to use for their charity, so why now it is not given back to the people of NSW, but given to developers to ruin the Manly Village, the residents and the Manly Village Primary School, we also lose low cost housing and next the community center, this given by the present Government for free to develop and ruin Manly forever, This should be illegal, and is illegal and is unfair.

In a fair system we would have

Community participation in decision-making at every stage of the planning process, and being listened too, not just put up with and ignored

- ☐Protection of natural and cultural heritage and local amenity, the beachfront will be ruined with this Surfers Paradise look alike.**
- ☐Local residents and communities given top priority in development, not the greedy commercial developers**
- ☐Strategic planning based on sound objectives that protect the environment and enshrine good design quality, and not impact on existing residents and schools**
- ☐All development must comply with the rules, RFWH is bending each rule and law and giving obscure bylaws as proof that they are considering all and abiding by the law**
- ☐Infrastructure meets the needs created by new development. And that includes the Department of Planning and Infrastructure, supporting a community and not a greedy Developer. We have to live here and you do not.**

We have written to the Mayor Jean Hay, expressing our amazement that the RFWH has a year to sit on objections and then not listen to them, and with an election happening for local government and many key folk away overseas, and many Precincts, Executive Committees and Council meets not happening till well after the 21st of September 2012, we are given 3 weeks only to respond. We also expressed our amazement at the magnitude of this development, and that the newly elected Manly Council, be it with some of the existing or new council leaders, that they should have a comment by the new council even although it is a Part 3A development. We feel that the RFWH has taken advantage again with elections, first to slip it through a 3A guise, when they knew the New Liberals would abolish 3A they started their line of attack during the election process for State Government, knowing that they were too far prepared to have it abolished, and now take advantage of the local elections to again slip this under the radar.

Everyone is agreed that development will take place, but it must be to the Advantage of Manly, and not something, which in years to come will be Questioned, "why didn't the community at that time take proper action to get? The best result."

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Proposals of the site. The largest plans are at best described as cosmetic

And inadequate and a huge letdown for the community.

URBIS and RFW have not

Heeded a word of concern raised by the community during the consultation

Process nor have they addressed Council's Urban Design controls for the

Site. The Manly community does not want overdevelopment of the sort

Proposed, and in my opinion, they have lost a great opportunity to gain the

Community's confidence.

I have also conveyed my opinion to the Minister for Planning, The Hon Brad

Hazzard while in his company yesterday afternoon.

Jean Hay

This is a last chance to change the plan, as is still under the guise of a defunct 3A plan

At first glance it seems that the only concession is to set back the building from Wentworth by 6m and move the pedestrian crossing. They have not really addressed the other concerns e.g., alcohol and alcohol mixed with our school, 165 room hotel, they say with no pub, if they lease how would they know or care what goes there as long as they have their monies, 34 apartments, bulk, shadow, height, noise, privacy or lack of, or low cost housing, community center, traffic, proximity of car park entrance to Council car park etc. They have actually increased the floor space for residential/clinical facilities so it'll be interesting to see how much of the increase is actually for the clinical side, and am sure it will be residential increase and decrease of clinical for the country kids. I'm also really disappointed that they used my photograph from my balcony to show the reduction in view loss but didn't use other photo of the view from my and other residents here at the Peninsula nor all of Wentworth street nor Victoria Parade of living rooms which will be obliterated by the building even with the new setback, nor the loss from bedrooms or other balconies, (I'll be resubmitting my photos to Planning showing this). As they haven't increased the setback from South Steyne, the guys at 21 Wentworth Street still won't have a view either. So all in all, a bitter disappointment, considering the huge expense they have spent justifying all but not giving solutions for the Manly primary school, traffic chaos, the building of the monstrosity, lack of sun, privacy and sanity, loss of views, to name just a few, so community needs not met or considered, just big bucks spent justifying why they need to go ahead with this huge and largest commercial development in the quaint Village of Manly, with this huge Surfers paradise look alike instead of the Quaint Manly Village feel we have, environmentally and ecological destroying and all will be affected in some way I think this could be our last chance to have a say before it gets approval and I'm assuming there won't be any further public consultation. As they like to push and bully all in to their way of doing and not considering the needs of the Village of Manly nor the residents close by

A 3 week timeline to respond, is just very shonky and inline with the RFWH pushy stance of hiding under a charity line for the largest commercial development ever in Manly

Give us back the peoples land to do some community good for Manly and the Manly Village Primary school and send the limited RFW to Stewart House, to build their limited facilities for the country kids, and am sure the school here would invite the country kids as would residents to enjoy the beach and its lifestyle



The view from my living room will totally disappear and have a huge impact on my well being, as will the views from my 3 bedrooms also go, so the RFW saying no impact is false, also from my dining room and kitchen no light and views, in place will be dark tall over bulky visions of depression, no privacy and feeling hemmed in with the largest commercial development ever in Manly, not the light and warmth of sun and views that I have now, and what I paid dearly for,



This is then view that will go with the development, 100% lose, and RFW says no impact on Wentworth St. and surrounding residents, why must they fill their proposal with blatant misrepresentations and untruths to butter up there over bulked over ugly commercial development. Most developers here in Manly consider the community and give great designs that compliment the beautiful area, not give Lego style hard line box dark designs that Urbis and RFW have presented



The 6m north concession that RFW have said in the revised plans, will have me lose 50 % of my view from my balcony, standing on the tip of the balcony also, in it's place a huge dark bulky commercial monstrosity, with no privacy or peace of mind. I will lose South Steyne beach, Shelley beach, Fairy Bower and all the sun and light and openness, and am astounded that in the revised proposal the RFW state in their conclusion that no impact for residents from their revised plans, totally untruths and misrepresentation of pushing their greedy plan through

My electricity bill will increase and my lifestyle will diminish totally



This will be the view left and dark shadows by the too bulky commercial development, and this is standing at the edge of my balcony and not at the entry where more view loss will occur, as all 3 bedrooms will lose all there views, as will the hallway, living room,

dining room and kitchen, and they say no resident will be impacted. I am one of the luckier ones as up to 50 units will lose all of their views from the balconies and there units totally, such a disappointment after all the objections to realize they have not listened but gone ahead with a couple of superficial cosmetic changes which will have huge impacts on the locals but give all to the commercial development on state land

Where are the titles for this land sale to commercial developers?

Regards

Hania

Hania Norman

I would like to object to the amended proposal.

There is little difference to what was proposed last year.

The bulk of the plan exceeds Manly Council Urban Control Plan by 30%. This was the standard agreed by our Council and the people of Manly. Please ask the developer to reduce to, at least, this standard.

When this is done could the reduction come from set backs and heights? I am concerned with the planned height of the current Elsie E Hill building and its distance from Wentworth Street. Also the height of the Beach front developments and the Hotel.

All these will effect the view from my unit, morning sunshine and visual privacy.

This is a brand new development and if we have to have it, can the Architect be asked to show some imagination? To make it something Manly can be proud of. Perhaps this will be possible if the requirement to fit so much bulk into the area is removed.

This project is just too big for Manly. Just too big for this particular part of Manly. This area is one of two exits from Eastern Hill and with the large numbers of people now living there, exits are essential. Access to Manly Hospital is always required.

Additional traffic, additional people in this area cannot be handled. Often this part of Manly is gridlocked. If a major accident occurs access by emergency and essential services may be hampered.

Alex Reid

21/09/12

513/15 Wentworth Street
Manly NSW

0424789788

Warwick Pearce
21/66 Darley Road
Manly NSW 2095

7 September 2012

Director – Metropolitan & Regional Projects - South
Major Projects Assessment
Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

By email: plan_comment@planning.nsw.gov.au

Dear Sir/Madam,

Name of application: **Preferred Project Report for Concept Plan Application -
Redevelopment of Royal Far West School,
12-22 Wentworth Street, 16 South Steyne and 19-21 South Steyne,
Manly**

Application number: **MP10_0159**

Reportable political donations?: **No**

I have perused the "Preferred Project Report – Response to Submissions" (PPR) on the NSW Government's Planning and Infrastructure website. I have read "AppendN-Visual Impact Statement" of the PPR and can safely say that the concerns I expressed in my initial submission dated 12 October 2011 have been ignored by the proponent of this development application.

In fact, "AppendN-Visual Impact Statement" in the PPR is dated May 2011 and is no different to the original Visual Impact Assessment (VIA) attached to the proponent's initial application.

Therefore, the proponent of this development application has conceded that the PPR has not altered the visual impact of the proponent's original application one iota.

As such, I reiterate everything I stated in my initial submission of 12 October 2011.

I strongly object to the development application for the reason that it will, if successful in the form included in the PPR, have a highly adverse visual impact upon my primary view, being a view of the ocean and Queenscliff beach.

I am highly critical of the VIA drafted by Architectus Sydney Pty Ltd for the reason that it bears all of the hallmarks of a document prepared for the benefit of the proponent of the development application and for the benefit of no one else.

The VIA ignores many vantage points where there would be a high visual impact and concentrates on zones where there is little, if any, visual impact.

The before and after photographs in the VIA are taken from positions which are great distances away from the proposed development. The VIA is a self serving document which lacks any semblance of objectivity.

This further submission by me includes (once again) as attachments to the email containing this letter, a photograph taken from my balcony. Annexure A is a photograph of my Existing View and Annexure B is the Proposed View.

Annexure B is the same photograph as Annexure A except that I have shaded in the area which I believe will be impacted by the high rise hotel building (9 floors) and by the high rise Royal Far West building (8 floors).

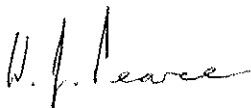
My shading is a best estimate based upon a viewing of the exhibition at 22-23 Bridge Street and upon a review of the VIA and the Environmental Assessment document drafted by Urbis Pty Ltd.

In contrast to the self serving VIA document, in which the edifices are barely if ever visible in 80% of the "Proposed View" photographs, the buildings loom larger than life in my "Proposed View" photograph and they would have a highly adverse impact upon my view.

The proposed buildings would block large sections of my remaining view of the ocean. My view of the ocean was recently impinged by the construction of an additional two floors to (and railings on the top of) a building at South Steyne and the proposed construction detailed in the PPR relating to MP10_0159 would further impair my view of the ocean.

I commend to you this submission objecting to the PPR.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'W. Pearce'.

Warwick Pearce