

Royal Far West Proposal - Submission to Revised Plans

Firstly, thank you for allowing us an extension of time for our submission until after our October P&C meeting. Our submission represents all the parents and children who make up our school community and as such it is important that they are consulted with before our submission is sent in. Representing around 640 primary school children, their parents, grandparents, neighbours and friends our submission covers a very large constituency by any measure.

Secondly, a petition has been prepared and we are currently gathering signatures. In mid November we will be personally delivering the petition to Mike Baird and asking him to present it to the NSW Cabinet.

We have the following points to make on the revised plans:

- Point 1** We are extremely disappointed that the developers have chosen not to communicate with the school community at all nor take heed of our original submission. As such the revised plans **have not** addressed **any** of the concerns listed in our original submission. There have simply been a few minor adjustments made and an announcement by the developers that they "have addressed many of the objections in the submissions". We believe this was an opportunity for the developers to work with the community and show us that Royal Far West (RFW) **is** actually "caring for country kids" rather than taking land that was gifted to the RFW and turning the site into a money-making commercial development on what is arguably the best undeveloped site on the Sydney coastline.
- Point 2** The revised plans still represent a gross overdevelopment of the site and the impact on Manly Village Public School (MVPS) is exactly the same as what was proposed in the original plans; an enormous impact if realised. Please refer to our original submission (reproduced at the bottom of this document) for details in this regard.
- Point 3** There is huge concern in the community about this development as can be gauged by the more than 80 submissions your Department has received. As you would be aware many of these individual submissions such as ours represent the concerns of large numbers of people in the Manly community. Such was the concern that an extraordinary Manly Council meeting was held in early October and was widely reported in the local press. Our organisation was represented and invited to speak at that forum.
- Point 4** We contend there may be a case to answer that the Board of the RFW does not have the authority to build anything other than a child care facility or facilities dedicated to the care of children under the auspices and conditions upon which the original land grants and bequests of land were made in the 1920s. A commercial development falls outside those fundamental tenets, which were clearly understood by the founders of RFW and original transferors of title at the time.
- Point 5** We are very concerned about the shadowing that the proposed buildings will cause. MVPS occupies a very small footprint and as can be seen on pages 35 and 36 of the revised plans, the extra shadowing caused by the increased height of these buildings is significant.

For your convenience and reconsideration we resubmit our original submission. It is as follows:

1. **Visual Impact** - the *Visual Impact* within the MVPS school grounds will be *HIGH* (using the rating scale in the proposal). The proposed 8 storey administration building runs along the boundary behind the Manly Village Public School (MVPS) library. Such an imposing building will totally overwhelm the school and playground. There would also of course be privacy issues where the upper storey windows allow views into the playground.

2. **Department of Education Land** - within the proposed development are 2 tracts of Department of Education land. How has this land become part of the development? The roll of MVPS has increased from 250 to over 600 in the past 10 years. With the school bound to take pupils living within the catchment area the space to student ratio will get progressively less as the school roll continues to increase. The playground area currently is tiny and was made even smaller with the new BER hall. Logically if Royal Far West has no use for the Department of Education land as a school it should be made available to MVPS an/or could be shared with the RFW.
3. **Lack of Community Consultation** - the *Stakeholder Consultation Report* specifies that consultation must be undertaken in accordance with the DoP *Guidelines for Major Project Community Consultation 2007*. This document actually specifies P&Cs. Apparently 6 community consultations to discuss the proposed development have been held. MVPS P&C was not invited to any. Our school shares a boundary with RFW so for us to be left out of the consultation process is clearly a contravention of the DoP Guidelines. How could we have been overlooked when we are clearly the most affected by the development?
4. **Increase in Traffic** - the proposed new buildings (164 room hotel, administration block, retail outlets and apartments) would mean an increase in traffic entering or leaving RFW. MVPS children frequently go to the ocean beach or run/walk around the block as part of PE. Sadly these activities would have to be curtailed with this development which includes, shops, apartments and a hotel.
5. **Vehicular Access** - the "primary vehicular access point" for the proposed development lines up with the entry/exit of the Coles' carpark. As any local would affirm, it takes courtesy and patience when exiting the carpark; adding another entry/exit directly opposite would exacerbate an already chaotic situation. Most of the cars exiting RFW would be visitors to Manly and would be unlikely to follow the courtesy rules that the locals observe.
6. **How long will it take?** - realistically a development of this magnitude and scale will take many years. There will be huge noise concerns for the teachers and children. There will also be heavy machinery entering and exiting the building site; a hazard for children going to or leaving school. Quite possibly some or all of the buildings slated for demolition will contain asbestos.
7. **Another Licensed Premise** - we are concerned that the 5 star hotel will have a public bar associated with it. Manly has enough problems with the current licensed premises. For one to be so close to a school is of major concern to us.

We ask that the concerns detailed in our original submission be considered along with the 5 points made in this submission.

Submitted by: Manly Village Public School P&C
31 October 2012

copies: Mike Baird, Member for Manly
Brad Hazzard, Minister for Planning and Infrastructure
Adrian Piccoli, Minister for Education
Manly Councillors

Chris King - Objection to Royal Far West

From: "Belinda Murrell" <belinda.humphrey@bigpond.com>
To: <Chris.King@planning.nsw.gov.au>
Date: 11/1/2012 7:51 AM
Subject: Objection to Royal Far West

Dear Mr King

I am writing to you to express my deep concern about the proposed redevelopment of the Royal Far West Home at Manly. I have been a resident of Manly for over twenty years, as well as being a parent of three children at Manly Village Public School.

My concern is that the proposed development is a massive over development of the site which will have a severe negative impact upon the local Manly environment, the local school and the local residents and children. My concerns include:

- Complete overdevelopment of the site – such an imposing building is totally out of character with the historic and small scale village atmosphere of Manly. Located next to the school, the development will completely overwhelm the neighbouring school and playground with **eight storeys built** on the boundary. The will have a massive visual impact on the school as well as privacy issues
- We object to Department of Education land being used as part of the Royal West development when obviously Manly Village school desperately needs more playground space. The enrollment of students has nearly tripled while my children have been attending this school and the available playground space is tiny.
- There has been no community consultation with our school community despite the fact that our school is obviously severely impacted by the overdevelopment
- The proposed new buildings will increase traffic and vehicular access problems which will obviously affect the safety of children walking or cycling to and from school, plus affect parents driving their children.
- Parents of the school feel it is inappropriate to have another licensed premises so close to a school, especially as Manly has a history of alcohol fuelled anti-social behavior
- The sheer height and bulk of the development will have major overshadowing impact on both the school and Manly Beach
- There is widespread community opposition to this development as indicated by the number of submissions against the development, letters to the newspaper and discussion in the homes of Manly residents

The Royal Far West Home has always been a respected and important part of the Manly village community. However there is no place for a major, commercial development of this height and bulk on this land.

Best wishes
Belinda Murrell
38 Ocean Rd, Manly

LATE SUB

From: Rob Murrell <rmurrell@maninvestments.com.au>
To: <jean.hay@manly.nsw.gov.au>, <Chris.King@planning.nsw.gov.au>, <Mike.Bai...>
Date: 11/1/2012 9:29 am
Subject: Objection to Royal Far West Development
Attachments: Part.002

Dear Mr King, Mayor Hay and Mr Baird,

I am writing to you to express my deep concern about the proposed redevelopment of the Royal Far West Home at Manly. I have been a resident of Manly for over twenty years, as well as being a parent of three children at Manly Village Public School.

My concern is that the proposed development is a massive over development of the site which will have a severe negative impact upon the local Manly environment, the local school and the local residents and children. My concerns include:

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- We object to Department of Education land being used as part of the Royal West development when obviously Manly Village school desperately needs more playground space. The enrollment of students has nearly tripled while my children have been attending this school and the available playground space is tiny.

- The proposed new buildings will increase traffic and vehicular access problems which will obviously affect the safety of children walking or cycling to and from school, plus affect parents driving their children.

- Parents of the school feel it is inappropriate to have another licensed premises so close to a school, especially as Manly has a history of alcohol fuelled anti-social behavior

- There has been no community consultation with our school community despite the fact that our school is obviously severely impacted by the overdevelopment

The Royal Far West Home has always been a respected and important part of the Manly village community. However there is no place for a major, commercial development of this height and bulk on this land.

Kind regards

Robert Murrell
38 Ocean Road
Manly NSW 2095

LATE SUB

From: Paula Williscroft <paula.williscroft@yahoo.com.au>
To: <Chris.King@planning.nsw.gov.au>
Date: 11/2/2012 2:39 pm
Subject: Royal Far West development Manly

Mr King

The community has not been proactively engaged or consulted with as part of the DA process for the above development.

The best possible, most sustainable solution has not been generated so far. For example, here is a copy of an email I have just forwarded to the local mayor and councillors as well as State MP Baird, having in the last few days come across the information online at your department website to better inform what is being proposed.

I am not sure if my idea below has been raised at all as i have not heard of it before - this underlines the fact that the school has not been engaged with effectively to optimise the development concept to its fullest.

The existing height and proximity to the school of hotel and licensed premise is currently unacceptable but there is a way forward.

As you read the email extract below please reflect on how apartment development in Manly is lucrative - even when not on top of the beach! But public education in a world class setting is a one off opportunity - and a strategic investment that Australia can be proud of.

By locating the school to the beach front and the development proposed to the Darley road side, the community would benefit in its broadest sense as the school could be (and is currently) used for a range of activities for all regardless of income or status - not just the few who can afford the million dollars views.

"Ms Jean Hay

Apologies for my late input to this community consultation but I'd like to forward to you an idea I am emailing all Manly councillors.

Here's a thought, instead of yet another hotel and apartments on the beachfront lets take the opportunity to produce a world class public educational setting - why don't MVPS and RFW jointly develop the totality of the land that is private and Department of Education. The school would be best placed at the beachfront with opportunity to expand/share playground with RFW and the hotel/apartment/retail necessity (to sustain future of RFW presumably) can be scaled more appropriately to border Darley road etc where the old school does now. With really collaborative working and creative design a more strategic solution could be achieved for residents, Manly Council, MVPS and RFW.

Yours

Paula Williscroft
21 Pine Street
Manly

0430388154

Mother of 2 children who have attended MVPS and previous resident of Darley Road."

Thankyou for your time Mr King
Paula

LATE SUB.

Chris King - Objection to Royal Far West

From: Carrie Curby <cpcurby@bigpond.com>
To: <Chris.King@planning.nsw.gov.au>
Date: 11/1/2012 6:18 PM
Subject: Objection to Royal Far West

Dear Mr King

We are writing to you to express concerns about the proposed redevelopment of the Royal Far West Home at Manly. We bought our house here in Manly in 1992 and two of our children have attended school at Manly Village Public.

Our concern is that the proposed development is a massive over development of the site which will have a severe negative impact upon the local Manly environment, the local school and the local residents and children. My concerns include:

- Complete overdevelopment of the site – such an imposing building is totally out of character with the historic and small scale village atmosphere of Manly. Located next to the school, the development will completely overwhelm the neighbouring school and playground with **eight storeys built** on the boundary. The will have a massive visual impact on the school as well as privacy issues
- We object to Department of Education land being used as part of the Royal West development when obviously Manly Village school desperately needs more playground space. The enrollment of students has nearly tripled while my children have been attending this school and the available playground space is tiny.
- The proposed new buildings will increase traffic and vehicular access problems which will obviously affect the safety of children walking or cycling to and from school, plus affect parents driving their children and attempting to park to pick up and drop off.
- The sheer height and bulk of the development will have major overshadowing impact on both the school and Manly Beach; the North Eastern morning sun is precious to the playground.

We respect that the Royal Far West Home has always been an important part of the Manly village community, however there is no place for a major, commercial development of this height and bulk on this land.

Kind Regards,

Carrie and Paul Curby
31 Ocean Road, Manly

LATE SUB