



Royal Far West
Children's health, country-wide

Manly Redevelopment

**COMMUNITY ENGAGEMENT REPORT
OCTOBER 2021**

Prepared by Polymer Studios

Table of Contents

1.0	Executive Summary	4
2.0	Background	8
2.1	Royal Far West History and Manly Connection	8
2.2	Development of Land Assets	9
2.3	Community Engagement 2018-20	9
3.0	Site Redevelopment	10
3.1	Part 3a Masterplan - 2011	10
3.2	Initial Redevelopment (Stages 1 + 2) - 2014	11
3.3	Redevelopment (Stages 3 + 4) - 2019-21	12
4.0	Engagement Campaign – Guiding Principles	14
5.0	Proposed Development	15
6.0	Community Engagement Timeline	16
7.0	Community Engagement Activities	17
7.1	Initial Project Announcement	18
7.2	Project Microsite	18
7.3	Project Video	18
7.4	Local Community Newsletters	19
7.5	Local Community Information Sessions	21
7.5.1	COVID-19 Considerations	21
7.5.2	Overview	21
7.5.3	Findings from Community Information Sessions	23
8.0	Record of Stakeholder Interactions – 2019-21	31
8.1	Government Stakeholders	31
8.2	Community Stakeholders	32
8.3	Adjacent Neighbours/Residents	32
8.4	Local Businesses	32
8.5	Local Media/Opinion Leaders	33
8.6	Supporters/Other Charities/Organisations	33

8.7	Royal Far West Stakeholders	34
9.0	Additional Initiatives.....	35
9.1	Signage.....	35
9.2	Pop-Up.....	36
10.0	Appendices	38
10.1	Appendix A – Project Microsite	38
10.2	Appendix B – Community Newsletters 1 + 2 (hard-copy) – excerpts	39
10.3	Appendix C – Community Newsletters 1, 2 + 3 (digital) – excerpts.....	45
10.4	Appendix D – Community Information Session Presentations	47
10.5	Appendix E – Community Information Session Images	51
10.6	Appendix F – Community Engagement 2018-20 (Timeline + Images).....	52

1.0 Executive Summary

Royal Far West (RFW), established in 1924, is one of Australia's oldest and most respected charities and is the only national charity dedicated to the developmental health and wellbeing of Australia's country kids.

Since 2011, Royal Far West has been engaging with the local community on many levels. Royal Far West's aim has been to support the successful delivery of the redevelopment of its charitable landholdings at Manly, through actively engaging with local residents, business owners and community leaders to share its vision and mission, and to listen carefully to community feedback, with a view to better understanding community interests and concerns around the redevelopment.

As a result of this community consultation, Royal Far West received Concept Approval (Application #MP10_0159) from the NSW Planning Assessment Commission for the entire site in 2013. This approval comprised four stages: Stages 1 and 2 (now the Centre for Country Kids on the Elsie Hill Building site in Wentworth Street) and Stages 3 and 4 (the rest of the beachfront land on the corner of Wentworth St and South Steyne).

A DA was then approved by Northern Beaches Council in 2015 for the redevelopment of the Centre for Country Kids (Stages 1 and 2 of the Concept Approval).

In more recent years, there have been numerous community engagement activities undertaken, which have allowed RFW to engage more directly with the community for feedback on the redevelopment of the site, whilst providing opportunities to build ongoing relationships. Some of the consultation activities have included:

- Open days and community events
- Community information sessions (drop-in sessions and one-on-one briefings)
- Grand opening of the Centre for Country Kids (CCK)
- Hosting of organisations and functions at CCK
- Repurposing RFW's old medical centre for local businesses to use as a co-working space
- Newsletter distributions (physical and digital)
- Stakeholder meetings (residents, neighbours, local business and government)
- Project microsite and video

The project has now reached the next stage of development, which will see the implementation of Stages 3 and 4 of the Concept Approval as modified by the S75W. This involves the retention of the previously constructed Stages 1 and 2 (mentioned above) as well as alterations and additions to Drummond House and the construction of mixed-use buildings which will incorporate visitor accommodation, residential apartments and retail/commercial uses, with accompanying basement parking and landscaping.

For this crucial part of the project, RFW appointed esteemed architects Glenn Murcutt AO and Angelo Candalepas to design what is envisioned as a new health and wellbeing and community-focussed precinct.

Consultation has been undertaken by RFW via meetings with local precinct groups, local residents, neighbours and shop owners, as well as briefings with Ministers, Local Members, Councillors and community leaders and a range of other stakeholder meetings.

Polymer Studios (Polymer) was engaged to manage, on behalf of RFW, a comprehensive community engagement process for the design of Stages 3 and 4. Polymer is a specialist communications and community engagement consultancy specialising in development. The consultancy has a demonstrated track record and experience undertaking effective and successful community engagement on similar projects around Sydney.

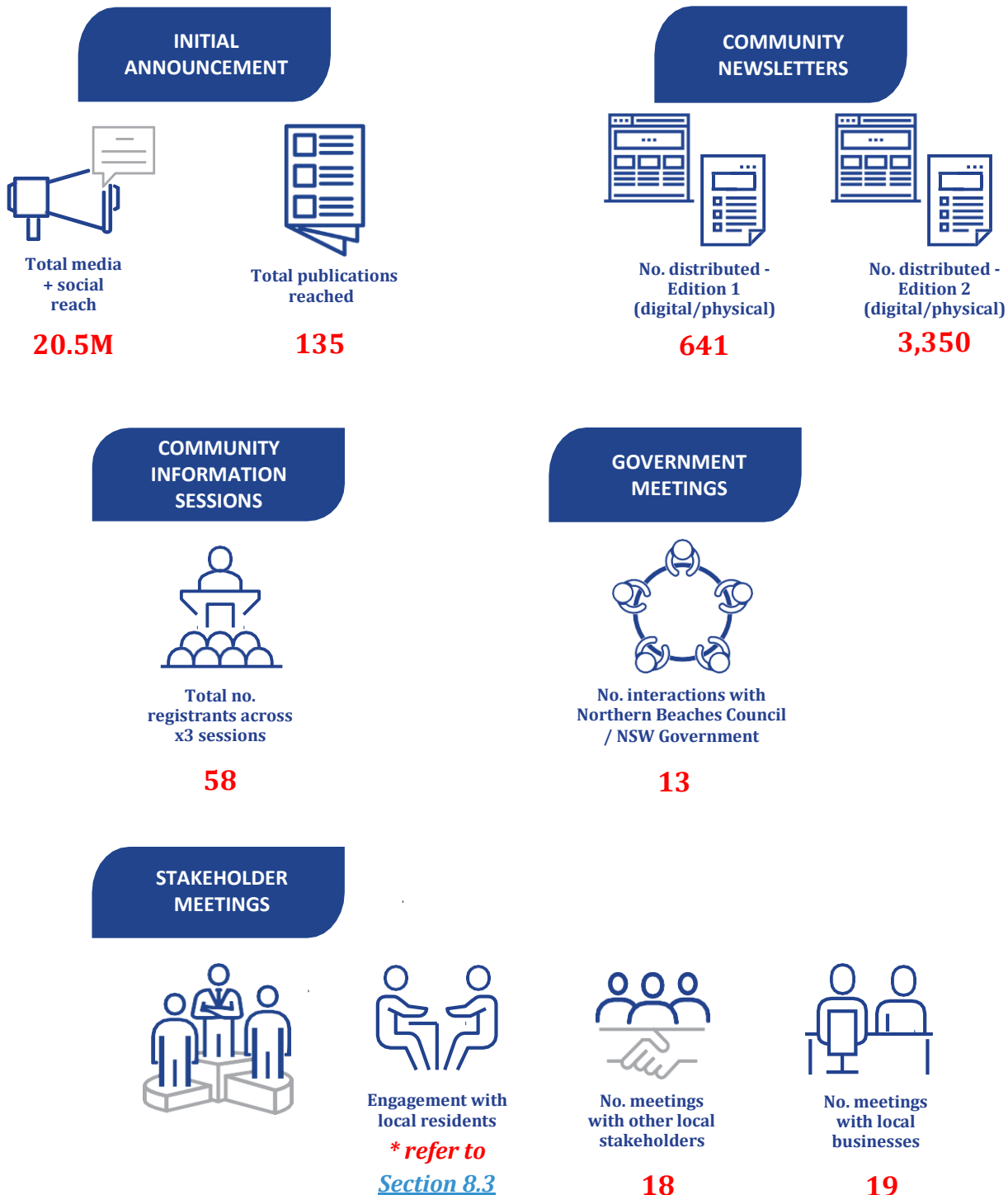
For Stages 3 and 4 of the Concept Approval, Polymer facilitated a range of community engagement sessions to seek community feedback and sentiment. This process has included interactive engagement, including the development of a project microsite, the production of a video, the distribution of three newsletters (digital and printed), and the hosting of four community information sessions.

The development of the proposed DA design and S75W modified concept plans was presented to community at the information sessions, the results of which are discussed further in this report. As a result of this extensive community consultation, feedback has now been incorporated into the design of the redevelopment, including, but not limited to:

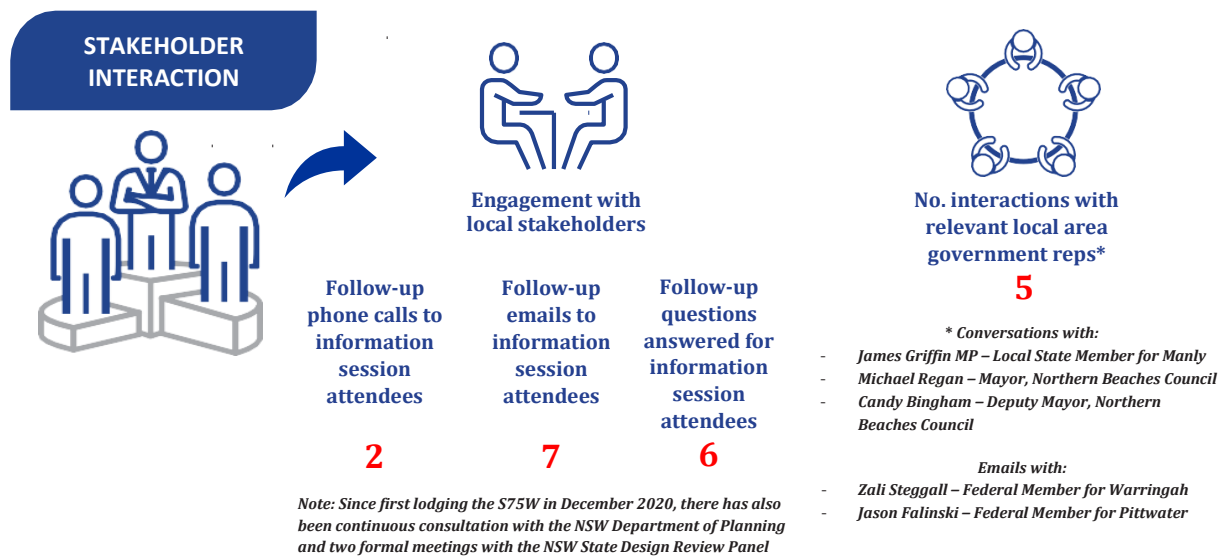
- Commercial space for local businesses
- An open, activated and engaging ground plane
- A publicly accessible internal courtyard to connect the precinct with the community
- Revitalisation of the existing site through a high-quality architectural design
- The creation of an architectural statement on the corner of South Steyne and Wentworth Street
- A design that complements the local area rather than juxtaposing against it
- The refurbishment of Drummond House into a boutique guesthouse that services the needs of RFW clients and their children as well as the local community, rather than a large commercial hotel
- Sustainability inclusions such as a 4-star Green Star benchmark target for the residential component of the project
- The ownership of the landholdings as freehold, by RFW in perpetuity

A summary of the engagement programme from 2020 to 2021, and its results, is on the following pages, whilst this report also showcases a detailed summary of key figures and the engagement programme specifically concerning Stages 3 and 4.

Engagement programme summary – 2020



Engagement programme summary – 2021



2.0 Background

Royal Far West (RFW) is an Australian charity that offers integrated health, education and disability services to children and their families from remote and rural areas.

Established in 1924, RFW works in partnership with families, schools, health care providers, local government and community groups to provide services and solutions at the Centre for Country Kids in Manly, as well as virtually via telecare, and in local communities.

The purpose of the charity's redevelopment project is to enhance its efficacy and ability to support more children in need, and the complete proceeds of the development will be directed towards providing an exponential increase in services to vulnerable Australian children. The involvement of community is therefore a fundamental part of RFW's engagement process – in both local and rural areas.

2.1 Royal Far West History and Manly Connection

Royal Far West (RFW) has had a presence in Manly since the mid-1920's when the founder Reverend Stanley Drummond visited Manly to recuperate from a medical procedure. It was during that trip with his wife that he first envisaged bringing children from his congregation in outback Cobar and surrounds to Manly for much needed respite from the harsh outback conditions.

It was during his summer camp to Manly in 1925 that he met local doctor, George Moncrieff Barron. When Dr Barron became aware of the children's medical needs and lack of access to health services, he offered his services free-of-charge, attending to a wide range of medical problems. Dr Barron went on to become the co-founder of the Far West Children's Health Scheme.

Since that time, children from all over NSW have come to Manly every year, to receive vital medical services. During RFW's 97 years of operating from its base on the corner of Wentworth Street and South Steyne, it has treated children with a wide variety of ailments, including congenital deformities to polio and in more recent years developmental health, mental health and behavioural concerns.

Throughout its history, RFW has been deeply embedded in the Manly community, with thousands of local volunteers supporting the work the charity does with children, donating to the cause and bequeathing property. Today RFW is one of Manly's largest employers and generates significant income for local businesses through its 260 staff and the 20-30 families per week that stay at the RFW guest house whilst receiving services in the Centre for Country Kids.

2.2 Development of Land Assets

Seeing the growing need for country children to access specialist health services, the RFW Board made the important decision to make better use of its land assets in Manly, to support the charity to grow and future-proof the organisation for the next 100 years.

In 2013, RFW received Part 3a approval from the NSW Government for a concept design to redevelop RFW land in four stages: Stages 1 and 2 (now the Centre for Country Kids on the Elsie Hill Building site in Wentworth Street) and Stages 3 and 4 (the rest of the beachfront land on the corner of Wentworth St and South Steyne).

Since 2017, RFW has been actively working in earnest to engage the Manly community to share its vision and mission, and to listen with a view to better understanding community interests and concerns.

The activities outlined below have allowed RFW to engage around specific initiatives whilst providing an opportunity to build ongoing relationships.

2.3 Community Engagement 2018-20

Over the years immediately prior to the formal community engagement period commenced in September 2020 (and continued through 2021), Royal Far West has undertaken a wide range of community-focussed engagement and support activities.

This has involved events and activities hosted by RFW within their grounds, and participation in and/or support of existing community-led events, out in the wider community.

A timeline of these community engagement activities, followed by a selection of images, is available at [Appendix F](#).

3.0 Site Redevelopment

3.1 Part 3a Masterplan – 2011

In late 2010 and across 2011, during the ‘major projects’ (Part 3a) planning assessment for the proposed redevelopment of the RFW site, a series of community stakeholder briefings were conducted. These briefings discussed issues of importance to the local community, including:

- project purpose
- proposed building heights
- proposed scale of development
- project timeline
- future of the RFW school
- provision of green space
- expansion of clinical services
- project funding and cost
- future of Drummond House
- proposed on-site hotel accommodation
- car parking

Approximately 50 stakeholders attended five separate sessions, with outcomes showing that:

- overall, stakeholders were positive and accepting of the concept plan and the potential for urban renewal
- there was universal consensus that the current RFW clinical services building on South Steyne was dilapidated, rapidly approaching its functional use-by-date and in need of replacement
- there was broad support for the renewal of RFW properties on South Steyne and Wentworth Street, provided the following conditions were met:
 - the height and design of any new buildings did not adversely impact on local amenity;
 - potential local traffic impacts were anticipated and addressed;
 - minimal or no interruption occurred to clinical services for country children during construction
- there was a general shortage of adequate visitor accommodation (hotel) facilities in the Manly area

Following these sessions, RFW’s landholdings received a Part 3a Concept Approval (Application # MP10_0159) for redevelopment from the Joint Regional Planning (JRPP) in April 2013.

3.2 Initial Redevelopment (Stages 1 + 2) – 2014

The initial redevelopment, comprising Stages 1 and 2, authorised under the Part 3a Concept Approval, comprised the redevelopment of an existing residential apartment building into a new ‘Centre for Country Kids’ and the initial refurbishment of Drummond House.

In late 2014, during the development application (DA) process for this stage, further community engagement activities were undertaken. A number of drop-in sessions and one-on-one sessions were held; a microsite was developed that was viewed by over 450 people; and multiple meetings were held with key stakeholders, community groups and sponsors.

The feedback from this engagement showed that:

- overall the proposal was generally supported, and many were impressed with the architectural design
- there were some specific concerns in relation to glare/reflectivity, height and construction impacts
- more broadly, concerns were expressed in relation to the future Stage 3 and 4 proposal and opportunities for people to have their say
- there was also overwhelming support for the extent of engagement undertaken for the proposal, and in particular the visual materials that were provided

Following DA approval for the Stages 1 and 2 of the project, the Centre for Country Kids commenced construction in February 2017 and was completed in December 2018.



KEY	STAGE	STATUS
	1 + 2	Complete
	3 + 4	Next stage

3.3 Redevelopment (Stages 3 + 4) – 2019-21

Now, Royal Far West is set to commence the redevelopment of the easterly portion of its landholdings (Stages 3 and 4), bordered by South Steyne and Wentworth Street, which are currently occupied by the former RFW Medical Centre and a vacant asset that was previously operated by the Department of Education (DoE) as Royal Far West's School and is now owned by Royal Far West.

Royal Far West has engaged two of Australia's most lauded architects – Glenn Murcutt AO and Angelo Candalepas – to design the project. The Murcutt-Candalepas/ RFW vision for the site will ensure the new RFW healthy wellbeing precinct becomes a beacon for intelligent, modern and contemporary design that respects its surroundings and its proximity to the world-renowned Manly Beach.

It is envisaged that the precinct will draw together a mix of health and lifestyle-related functions and services, as well as high-end residential accommodation, in order to support Royal Far West's charitable work and create much-needed amenity for the local community.

Royal Far West is currently in the process of preparing a revised development application (DA) for this stage, and as part of this process, Polymer and RFW undertook a public stakeholder engagement program with a variety of stakeholders, during the period August 2019 to October 2021.

At the end of 2019, the project team invited local adjacent community stakeholders (Fusion Café, residents of the Peninsula Apartments and representatives from the Community Centre) for an initial one-on-one briefing with the project architects in the Centre for Country Kids in an informal environment over Christmas drinks.

Following this, over Q1 and Q2 2020, RFW undertook a number of private briefings with key community stakeholders. This included a meeting with the Northern Beaches Mayor, Michael Regan, Chief Executive Officer, Ray Brownlee, four other NBC Councillors, local MP James Griffin and Federal MPs Zali Steggall and Jason Falinski.

On 16, 22 and 24 September 2020, Royal Far West and the project team, including Lindsay Cane AM (then RFW CEO), Angelo Candalepas (Project Architect), Lighthouse Project Group (Project Manager) and Polymer, presented the project's planning and design principles to local community stakeholders in a series of Community Information Sessions. Participants included neighbouring residents, property owners, the Manly Village Public School and local businesses/organisations.

This was followed by a further public information session held on 19 August 2021, where the incoming Royal Far West CEO, Jacqui Emery, and former CEO and current Redevelopment Project Director, Lindsay Cane AM, along with key members of the project team, were on hand to answer the public's questions about the proposed S75W modifications to the Concept Approval on public exhibition at the

time. State Member for Manly, James Griffin MP provided a warm and supportive introduction to the session, acknowledging the value that Royal Far West and the redevelopment is bringing to Manly and the Northern Beaches.

Due to COVID-19 restrictions, which limited traditional face-to-face community engagement, all four information sessions across 2020 and 2021 were held digitally via the 'Zoom' video conferencing platform. The information sessions gathered feedback from participants and sought to clarify any concern about the project from the surrounding community.

The findings from the community engagement, meetings with Northern Beaches Council and various discussions with consent authorities have informed the preparation of the current DA for this stage of the redevelopment project.

This engagement approach is consistent with Northern Beaches Council's Community Engagement Policy (February 2017) and Community Engagement Matrix (January 2017).

This report presents a summary of the findings from the community engagement process.

4.0 Engagement Campaign – Guiding Principles

The planned approach to the project's community engagement and communications was guided by several principles, based on Royal Far West's 2014-2021 core values and characteristics, as outlined below:

- Core values
 - o Respect
 - o Integrity
 - o Care
 - o Energy
- Characteristics
 - o Empathetic
 - o Expert
 - o Agile
 - o Collaborative
 - o Bold

The community engagement process has been designed to provide clear and accessible information and opportunities for open dialogue between all stakeholders. This programme is grounded in mutual trust and based upon a series of principles that aim to foster genuine partnerships, collaboration and involvement.

As such it:

- works to proactively engage key stakeholders throughout the course of the project
- shows respect for a variety of opinions and work productively with the range of different stakeholder views and interests
- undertakes targeted and appropriate engagement with broader stakeholders, including neighbouring businesses and residents, state authorities, community groups, and local heritage and community-based groups in order to meet and facilitate the objectives of the project

The engagement programme also promotes honest dialogue between all stakeholders and support Royal Far West's commitment to transparency and accountability.

The engagement process is based on negotiated outcomes which are acceptable to the key project stakeholders. These outcomes will support the commercial and social sustainability of the project.

The programme will maintain clarity on the parameters for engagement and will be clear about what will and will not be negotiated within the project.

5.0 Proposed Development

Royal Far West is dedicated to supporting country kids to access the developmental care they need and has been delivering vital services from its beachfront home in Manly for nearly 100 years. The need for Royal Far West's services has never been greater, and the charity now aims to create a health and wellbeing precinct that binds the Centre for Country Kids and Drummond House together with the new functions of the site, to allow better support for both current and future generations of country kids.

This next phase of redevelopment and rejuvenation of Royal Far West's beachfront land on South Steyne through an iconic design for its iconic site, brings to life the vision of a vibrant health and wellbeing precinct that is mission-driven and that is open for the whole community to enjoy.

For both Royal Far West and the project's esteemed architects, this is viewed as a once-in-a-lifetime opportunity to create something compelling and special for Manly through a visionary, community-embracing site that supports local jobs and existing businesses and improves the overall public realm of Manly and its town centre.

The redevelopment will help secure the long-term sustainability of Royal Far West through a mix of aligned health and lifestyle-related services that are aligned to the charity's mission and which contribute to the delivery of a health and wellbeing precinct. In addition, it will build upon the completed Stages 1 and 2 of the redevelopment; the Centre for Country Kids, a state-of-the-art paediatric centre that has doubled Royal Far West's capacity to deliver telehealth speech, psychology and occupational therapy to country kids, while adding contemporary appeal and vibrancy to the Manly Beach precinct.

6.0 Community Engagement Timeline



7.0 Community Engagement Activities

Targeted engagement with local area stakeholders and members of the surrounding community, regarding Stages 3 and 4, commenced in late 2019, in order to inform the planning studies undertaken for the project's Development Application and S75W modification. This process led to a number of meetings and information sessions between August and late October 2020, and was followed by a further public session in August 2021.

RFW and Polymer's engagement with the local community and neighbouring residents has also included the establishment of a project microsite with an open feedback loop through which the community could contact the project team to obtain additional information, as well as a project video and details for a range of one-on-one meetings with various stakeholders.

Additionally, the project team has distributed community newsletters both digitally and throughout the Manly Town Centre to introduce the project, RFW's vision and to notify the community of upcoming information sessions.

This approach to engagement is consistent with Northern Beaches Council's Community Engagement Policy (February 2017) and Community Engagement Matrix (January 2017).

The following table provides a summary of the key community engagement activities that were undertaken over this period:

TYPE	STAKEHOLDER(S)	NUMBER
One-on-one meetings with RFW	Government stakeholders	18
	Local businesses	19
	Local media/opinion leaders	5
	Community stakeholder groups	7
	Supporters/other charities and organisations in the community	13
Community newsletters	No. distributed – Edition 1 (digital + physical)	641
	No. distributed – Edition 2 (digital + physical)	3,350
	No. distributed – Edition 3 (digital)	368
Community Information Sessions (x4)	Total no. attendees across x4 sessions	118

Note: to view a full record of stakeholder interactions, please refer to [Section 8.0](#).

Details of the engagement activities undertaken are as follows:

7.1 Initial Project Announcement

Widespread public engagement commenced with the formal announcement to both the local community and the wider Sydney area, of RFW's intent to commence the next stages of the development in August 2019, with the appointment of the prominent architectural team Murcutt Candalepas.

Wide-ranging media and social media coverage was secured with reach totalling over 20 million people. Several local and broader Sydney metropolitan media organisations published articles and social media posts regarding the project and the newly appointed architectural team, including:

- Manly Daily
- Sydney Morning Herald
- Australian Financial Review (AFR)
- Good For Manly

RFW also announced the project on its own social media channels and website.

7.2 Project Microsite

On August 7 2020, a community engagement website for the project, <https://www.rfwcampus.com.au>, went live.

The website outlined the context for the project; including explaining the planning principles (i.e. overshadowing, height transition, public domain etc.), providing answers to a range of FAQs, and an ability to access/register for the planned information session, facilitated via Zoom due to the ongoing COVID-19 pandemic as well as register for more ongoing updates about the redevelopment.

The website also included a feedback loop and opportunities for the community to make further contact with the Project team for more details, via a data capture form with an 'open comments' field.

Refer [Appendix A](#) – Project microsite.

7.3 Project Video

A short four-minute video was produced by the project team to visually showcase to the community more about RFW and its mission, the vision for the redevelopment, and to hear more from the architects behind the project. The video has been embedded into the home page of the project microsite, and can be viewed [here](#).

7.4 Local Community Newsletters

On 3 September 2020, the first edition of the project's Community Newsletter was distributed in a digital format to a database comprising a mixture of local businesses, partners and friends of Royal Far West.

Additionally, on 9 September 2020, a hard-copy version of the newsletter was provided to various stakeholders around the Manly Town Centre and surrounds.

The newsletter was designed to:

- Provide an overview of RFW and the organisation's mission;
- Introduce RFW's vision to create a health and wellbeing precinct;
- Showcase the project architects; and
- Invite local stakeholders to the planned online public Community Information Session.

A second edition of the digital newsletter was published and distributed on 9 December 2020. The second edition provided a look at the first render of the redevelopment, introduced the Pop-Up at Royal Far West (see [Section 9.2](#)) and discussed a number of other mission-related stories.

The third edition of the digital newsletter was published on 6 August 2021, with details to register for the community information session on 19 August, as well as a new render of the future RFW site, and a reiteration of the charity's vision for the precinct.

All editions of the digital newsletter have also been embedded into the project microsite under the '[News](#)' page, allowing members of the community to access it in the event they did not receive a copy or were not registered to the Royal Far West database.

RFW is endeavouring to publish its community newsletter on an ongoing basis throughout the project's development. Please see the following page for a full breakdown of each newsletter developed and distributed to date.

Distribution summary

Edition one

- The digital newsletter was distributed to 341 local businesses, partners and “friends” of RFW. The newsletter’s open rate was 44% and the click through rate was 12%.
- Approximately 300 physical copies of the newsletter were also delivered within the Manly Town Centre, across the highlighted streets below:



Edition two

- Copies of the newsletter were distributed digitally to 350 local businesses, partners and “friends” of RFW. The newsletter’s open rate was 35.3% and the click through rate was 26%.
- RFW also undertook a wider distribution of up to 3,000 hard copies of newsletter 2, to key locations and addresses across the suburb of Manly (in the week commencing 14 December 2020).

Edition three

- Copies of the newsletter were distributed digitally to 368 local businesses, partners and “friends” of RFW. The newsletter’s open rate was 58% and the click through rate was 17%.
- Due to ongoing COVID lockdowns in Sydney, no “physical” printed copies were produced for this edition.

Refer

- [Appendix B](#) – *Community Newsletters 1 + 2 (hard-copy) – excerpts*
- [Appendix C](#) – *Community Newsletters 1, 2 + 3 (digital) – excerpts*

7.5 Local Community Information Sessions

7.5.1 COVID-19 Considerations

A decision was made early in the community engagement planning process that it was appropriate to hold Community Information Sessions across 2020 and 2021 via Zoom (video conference facility) due to the State Government’s public gathering restrictions implemented due to the COVID-19 pandemic and the fact that the Centre for Country Kids was closed to visitors.

Additionally, the project team felt it would make attendees more comfortable to attend an online session rather than a traditional in-person, drop-in session due to the current pandemic and considering the presence of at-risk demographics in the surrounding community.

7.5.2 Overview

During September 2020, the project team, with Polymer Director, Andrew Coward, moderating, hosted three one-hour online Community Information Sessions with a panel comprised of the relevant project consultants, including Angelo Candalepas and Evan Pearson (Murcutt Candalepas – Project Architect), Nicholas Gassmann (Lighthouse Project Group – Project Manager), as well as then RFW CEO, Lindsay Cane AM.

Two sessions were specifically organised for adjacent neighbouring stakeholders of the Peninsula Apartments on Wentworth Street (facing the proposed development) as well at The Manly Village Public School, whilst an open session was arranged for broader members of the community.

These stakeholders were invited to register for and attend sessions via a mix of email, direct contact and via receipt of the project newsletter mentioned above (refer [Section 7.4](#)), on the following dates:

- Wednesday 16 September, 6:30-8:00pm (Manly Village Public School P&C)
- Tuesday 22 September, 6:30-8:00pm (Peninsula Apartments residents)
- Thursday 24 September, 6:30-8:00pm (Open Public session)

The purpose of the Community Information Sessions was to discuss the context of the site and the design principles to be applied, as well as obtaining feedback from the local community on issues relating to the design principles to inform the ongoing design process and the development application.

Throughout the course of the session, attendees were invited to submit questions live via Zoom's digital Q&A platform. Attendees were free to ask questions/make comments throughout the sessions – these questions were then answered at the end of the formal presentation.

Attendees were also invited to ask to questions/address the panellists verbally, when the 'floor was opened' digitally, after the completion of the formal presentation and answering of pre-submitted questions.

A follow-up community information session was held in August 2021 to specifically address the S75W modification to the Concept Approval, which was publicly exhibited by the NSW Department of Planning from 3 August – 6 September 2021.

Royal Far West invited the community to engage with the project team on updates to the planning process and the proposed modifications to the Concept Approval, in a public information session held from 6:30-8:00pm on Thursday 19 August, 2021. The newly appointed Royal Far West CEO, Jacqui Emery, and former CEO and current Redevelopment Project Director, Lindsay Cane AM, were on hand to answer the public's questions, along with key members of the project team including the town planner Greg Boston (BBF Planners).

Refer

- [Appendix D](#) – *Community Information Session Presentations*
- [Appendix E](#) – *Community Information Session Images*

7.5.3 Findings from Community Information Sessions

A summary of key considerations determined through the community engagement process and how the development application addresses these is outlined below.

ITEM	CONSIDERATION	PROPOSED RESPONSE
Appropriateness for the site	<i>Design something that is appropriate for the site and will look like it has always been there</i>	Working with architect Glenn Murcutt, who intricately understands the local area, the project's designs are not only of high architectural quality, but also revitalise the site and give back to the community in various ways.
Activation	<i>Activating the site and not creating an 'enclosed' development</i>	The ground plane, particularly on the eastern edge facing South Steyne, will be activated via an open design allowing light to permeate inwards to the new publicly accessible courtyard and providing view lines back to the ocean.
Retail	<i>No more 'fish and chips' shops needed</i>	The retail mix of the site has been carefully considered to fill gaps in the community, such as the possible inclusion of health-focussed retail rather than regular retail that the community already has in abundance.
Views	<i>Design could be shaped in such a way that respects the openness that is there at present</i>	Investigation into view sharing of Peninsula Apartment residents to further inform design.

ITEM	CONSIDERATION	PROPOSED RESPONSE
Sustainability	<i>The development should be sustainable</i>	The residential component of the project will be benchmarked to a 4-star Green Star rating but will also explore opportunities to improve on these measures to ensure a high level of sustainability is embedded in the project. Initiatives such as leveraging the vast sunlight, making best use of the natural ventilation by the ocean as well as a desire to keep the energy requirements of the building low were discussed with the community.
Hotels	<i>No more big hotels needed in Manly</i>	The design will no longer include provision for a large commercial hotel, but rather the adaptation of Drummond House into a new country-style guesthouse for RFW clients and their families, as well as medical professionals.
Corner aspect	<i>The corner of South Steyne and Wentworth Street is critical</i>	The design will create an architectural statement at the north-east corner of the site by 'opening up' the design to create an open entry to the beautifully landscaped courtyard, creating new sightlines to the ocean and a new permeable undercroft that is welcoming, safe and active.
Commercial space	<i>More commercial space is needed in the development</i>	Recognising the growing need for commercial space within the Manly Town Centre, the project will provide for over 2,700sqm of commercial and retail space in building C. The commercial spaces will be flexible to enable use by many different local businesses.

ITEM	CONSIDERATION	PROPOSED RESPONSE
Security	<i>Security within the site is important</i>	The design of Drummond House inherently offers security to its visitors and protects children through the arrangement of the Drummond House buildings, the internal courtyard is subsequently enclosed and closed-off to the public. It is critical that the children's play areas are not visually open to the public or to neighbours.
Ownership/ Development mode	<i>RFW shouldn't sell site to developers</i>	RFW recognises the importance of the site and will continue to own the freehold land in perpetuity and residential apartments will be sold via 99-year leaseholds. The development will be led by RFW with the assistance of a number of key consultants.
Solar Amenity & Shadowing	<i>Reduced solar access to neighbouring buildings</i>	Solar modelling maintains compliance with Apartment Design Guideline requirements. The design to the rear Drummond House building (south of site) has been chamfered to ensure solar access is maintained to the neighbouring properties at Victoria Pde.

Information Session #1 - Manly Village Public School P&C

- **Date:** Wednesday 16 September, 2020
- **Time:** 6:30 - 8:00pm
- **Registrants:** 3
- **Attendees:** 2

Members of the Manly Village Public School P&C, immediately west of the site, were invited via communications with the deputy principal and a senior member of the P&C to attend a 1.5-hour information session.

Summary of discussion

Key areas of discussion were:

- **COVID-19:** one participant sought clarification if COVID-19 had impacted the design of the interiors. RFW advised that its adapting its operations “was part of its DNA”, just like the Polio epidemic changed its operations in the 1940s and 1950s. The design therefore needed to be able to withstand constant change and be fully enabled for telecare that helps provide more access to families and children. COVID-19 had also helped inspire the organisation to look for more ways to expand its services to the community.
- **Mix:** the project team advised RFW was looking at the possibility of including health-focused retail as that’s what it had heard from the community. It was always to have a guest house and commercial spaces and the organisation was open to pivoting inclusions in the project if the community identified other needs.

At the end of the information session, participants generally expressed satisfaction with the plans and its design and that it would be “great to see the kids back in Manly” [after COVID-19].

Information Session #2 – Peninsula Apartment Residents

- **Date:** Tuesday 22 September, 2020
- **Time:** 6:30 - 8:00pm
- **Registrants:** 12
- **Attendees:** 4

Residents of the Peninsula Apartments opposite the proposed development site at 25 Wentworth Street, Manly were invited via the strata manager and direct email, to attend a 1.5-hour information session.

Summary of discussion

Key areas of discussion were:

- **View sharing and setbacks:** One participant asked for clarification around the setback of the designs compared to what was originally approved in the Part 3a masterplan approval and how the current setback would impact and/or improve views from the Peninsula Apartments. The project team explained that the ‘open’ nature of the undercroft (Building D) at the base of the new building would retain open views to the ocean, but that a specific site inspection was required to be able to fully respond to the question.

The approved concept design constituted a podium form building along Wentworth Street. The new design shows a separation of buildings and a generous planted courtyard that will be more visually appealing.

The project team advised it was happy to undertake view line analysis from the participant’s apartment and others within the Peninsula Apartment building.

- **Angophora Courtyard:** participants expressed positivity about the open courtyard and intended tree planting.

At the end of the information session, the Peninsula residents generally expressed satisfaction. Overall, consensus was positive, with comments received such as:

- *“I think it looks amazing.”*
- *“We’re 100% behind it.”*
- *“Absolutely this is better.” [than the part 3a]*

Following the information session held with Peninsula residents, the project team, including Angelo Candalepas and Evan Pearson (Murcutt Candalepas - Project Architect), and Nicholas Gassmann (Lighthouse Project Group - Project Manager), inspected one of the residents' apartments on 26 October 2020, at their request.

Information Session #3 – Public ‘Open’ Session

- **Date:** Thursday 24 September, 2020
- **Time:** 6:30 - 8:00pm
- **Registrants:** 45 in total (including 9 from RFW general staff and project team)
- **Attendees:** 29 in total (including 8 from RFW general staff and project team)

Members of the broader Manly community were invited to hear from the project team in an open public session, that anyone could attend.

Summary of discussion

Key areas of discussion were:

- **Shadow diagrams:** One participant asked about the shadow diagrams shown, that compared the shadows from the original Part 3A approval to the indicative shadows resulting from the current design. The project team confirmed that the only shadow diagrams that were present from the Part 3a approval, where those shown and that the consent asked for a level to be removed off the building. The current design creates far less overshadowing to the promenade than the Part 3a consent and negligible shadows on the beach itself.
- **Sustainability:** one participant asked if the project would be Green Star rated. The project team advised that the residential component of the project will be benchmarked to a 4-star Green Star rating but was also exploring opportunities to improve on these measures to ensure a high level of sustainability has been embedded in the project. Initiatives such as leveraging the vast sunlight, making best use of the natural ventilation by the ocean as well as a desire to keep the energy requirements of the building low were discussed with the community.
- **Public access:** one participant asked about public access to the planned undercroft. The project team advised the undercroft would be closed from an access perspective but open visually, and the courtyard would be fully accessible to the public from Wentworth Street and interior pathways. The project team advised the community about the inclusions in the ground plane such as green groundcover, sandstone and water features that will benefit the public.

- **Parking:** One participant asked about the off-street parking plans for the Project. The Project team advised car parking will be in a shared basement and one singular point of vehicular access will remain in place, with entry via the existing Centre for Country Kids driveway off Wentworth Street. The redevelopment project will be delivering a reasonable number per unit as well as for the commercial use of the site, whilst achieving compliance with code
- **Ongoing community engagement:** several participants asked about ongoing community engagement throughout the course of the project. The Project team advised that this session will not be the last consultation we have and that we intend to continue to have some form of informal and formal engagement over the course of the project. However due to COVID-19 restrictions at the Centre for Country Kids, the physical form of consultation is unlikely.
- **Aligned businesses and charities:** one participant from the Gidget Foundation asked what other similar organisations might be included in the overall project mix, for the benefit of the community. RFW communicated that other charities co-locating within the precinct will be of interest to RFW. A range of other charities such as the Be Centre, Kids Express and The Gidget Foundaton are being considered.
- **Design:** the overall perception was that the design was balanced and appropriate for the site. One comment was made that the design was “well considered”.
- **Leasehold vs. Freehold:** one participant asked for clarification around the commercial and residential apartments and if they would be freehold or leasehold. RFW advised it will be retaining ownership of its land and residential apartments will likely be sold via 99-year leasehold.

At the end of the information session, participants generally expressed satisfaction and the consensus from the community was overwhelmingly positive with many comments received in the “open comments” box such as:

- *“Connection with the sea and connection with the bush - The design really embraces the Australian landscape.”*
- *“A public sculpture park does work and is a brilliant idea.”*
- *“We support the plan and feel that the plans will benefit the community immensely.”*

Information Session #4 – Public ‘Open’ Session

- **Date:** Thursday 19 August, 2021
- **Time:** 6:30 - 8:00pm
- **Registrants:** 60 in total (not including RFW general staff and project team)
- **Attendees:** 44 in total (not including RFW general staff and project team)

Members of the broader Manly community were invited to receive updates on the redevelopment specifically in relation to the S75W modification of the Concept Approval, in an open public session for the general public.

Summary of discussion

Key areas of discussion were:

- **Retail spaces:** one participant asked about the number of retail spaces in the project and was advised that there is a requirement for street level retail in the approved masterplan and this will be kept in the proposed modification to the masterplan, both on the South Steyne and Wentworth frontages.
- **Retention of Drummond House:** a number of participants were interested in the redevelopment of Drummond House. The modified concept plan proposes the retention of the front bay of Drummond House with additions to the rear retaining the original winged 'E' form of the Drummond House bays, which are broken-up by an internal courtyard. The internal courtyard provides for noise and acoustic privacy to neighbours and visual privacy to the RFW families. The height of Drummond House will be at the same level as the existing building.
- **Overshadowing:** one participant raised concern with the height of Drummond House reducing light on the building behind, and was advised that in terms of solar modelling, RFW is maintaining Apartment Design Guideline requirements. The southern edge of the rear building will be chamfered to ensure solar access levels are maintained.
- **Parking entry and movements:** a couple of participants questioned how the single parking entry on Wentworth Street would work in light of surrounding congestion. Responses were provided to the effect that although the original masterplan did have a second entry, the decision was made to keep it to a single entry as RFW is located in a heavy pedestrian area, and advice from traffic engineers indicated that with a pedestrian crossing, Coles parking and intersection in the vicinity, a single entry is the preferred option. There was also general discussion around the provision of parking spaces within the redevelopment. The project will meet if not exceed the minimum requirements for the Council's DCP, with retail patron parking to be located in the basement.
- **Construction impacts:** there was general discussion around the construction process in terms of road closures and noise/light pollution. Participants were assured that the project will abide by a traffic management plan and will work with a suitably qualified contractor that understands dust suppression and noise mitigation.

8.0 Record of Stakeholder Interactions – 2019-21

The following table records the project team’s interactions with various community members and stakeholders over the engagement period 2019-2021, outside of the four specific community engagement sessions referred to in [Section 7.5](#).

8.1 Government Stakeholders

Led by RFW in context of government relations/advocacy strategy

WHOM	ACTIVITY
Michael Regan, NBC Mayor	Personal Briefing and briefing pack
Northern Beaches Council (NBC)	Pre DA
Rebecca Wark, NSW Health Infrastructure	Personal Briefing and updates
Zali Steggall, MP Federal Govt	Personal Briefing and updates
Bronwyn Taylor, Minister, State	Personal Briefing and updates
Sarah Gratton, NBC Councillor	Personal Briefing and updates
Pat Daley, NBC Councillor	Personal Briefing and updates
Melinda Pavey MP, Minister for Water, Property and Housing	Personal Briefing and updates
Brad Hazzard MP, Minister for Health	Personal Briefing and updates
Louise Kerr, NBC Head of Planning	Personal Briefing and updates
James Griffin, MP, State	Personal Briefing and updates
Governor Margaret Beazley	Personal Briefing and updates
Governor General David Hurley	Personal Briefing and updates

8.2 Community Stakeholders

WHOM	ACTIVITY
Manly Village Primary School P&C	Personal Briefing and updates
Manly Village Primary School, Principal	Personal Briefing and updates
Manly Community Centre	Personal Briefing and updates
Manly Surf Club	Personal Briefing and updates
Manly Surf Museum	Personal Briefing and updates

8.3 Adjacent Neighbours/Residents

WHOM	ACTIVITY
Peninsula Apartment residents	Personal Briefing, newsletter updates and building inspection
Victoria Parade residents	Newsletter updates
South Steyne residents	Newsletter updates

8.4 Local Businesses

WHOM	ACTIVITY
Kildaire Medical – Chris and Peter Rushton	Personal Briefing and updates
Dr Jonathon Levenston (local GP)	Personal Briefing and updates
WOTSO Co-working	Personal Briefing and updates
Athas	Email responses, newsletter updates
Fusion Cafe	Community drinks, newsletter updates
Kyong Ho Pang, Hotel Mgr Sebel	Community drinks, newsletter updates
Phil Reid, GM Sebel	Community drinks, newsletter updates
Manly Fast Ferry	Newsletter updates
Bill Buckle Auto Group	Newsletter updates

Manly Surf School	Newsletter updates
4 Pines Brew Pub	Newsletter updates
Bell Property Manly	Newsletter updates
Ben and Jerry's Manly	Newsletter updates
First National Real Estate Manly Prestige	Newsletter updates
Harris Farm Manly	Newsletter updates
Hugos Manly	Newsletter updates
Manly Health foods	Newsletter updates
Manly Jewellers	Newsletter updates
Manly Pittwater psychology	Newsletter updates
Raine & Horne Manly	Newsletter updates

8.5 Local Media/Opinion Leaders

WHOM	ACTIVITY
Manly Daily	One-on-one interview with Lindsay Cane for Glenn Murcutt/Angelo Candalepas architect announcement; one-on-one interview with Lindsay Cane for modification to Concept Approval
Manly Observer	Attendance at Aug 2021 information session
Good for Manly	Glenn Murcutt/Angelo Candalepas architect announcement

8.6 Supporters/Other Charities/Organisations

WHOM	ACTIVITY
The Be Centre, Local Charity	Personal Briefing and updates
Gidget Foundation, local charity	Personal Briefing and updates
Royal Flying Doctor Service	Personal Briefing and updates
The Shepherd Centre	Personal Briefing and updates

Bold & Beautiful	Newsletter updates
Manly Rotary	Newsletter updates
Brookvale Rotary	Newsletter updates
Community Northern Beaches	Newsletter updates
Manly Art Collab	Newsletter updates
Northern Beaches Touch - Renegades	Newsletter updates
Manly Sea Eagles	Newsletter updates
Manly Yacht Club	Newsletter updates
Manly Business Chamber	Newsletter updates

8.7 Royal Far West Stakeholders

WHOM	ACTIVITY
Board Directors	Personal Briefing and updates
Life Members	Personal Briefing and updates
Scheme Members	Presentation and newsletter
Staff	Presentations and newsletters
RFW School	Personal Briefing and updates
Volunteers	Presentations and newsletters
NSW Rural Branches	Presentations and newsletters

9.0 Additional Initiatives

RFW is committed to regular communication with the community on the redevelopment, as evidenced by the charity's track record of partnership and engagement. Supporting key initiatives delivered include:

9.1 Signage

Royal Far West has installed large-scale signage that tells the RFW story and the charity's historical connection to Manly, as well as presenting the vision for the redevelopment.

The images below highlight some of the final signage in-situ, following the completion of installation on 8 December 2020:



9.2 Pop-Up

To prevent RFW’s former building remaining dormant and unused until the redevelopment commences, the charity has created a pop-up (temporary) community space which leases out various rooms/spaces for community organisations and small businesses, right in the heart of Manly. This has been hugely popular and is now almost full to capacity. Royal Far West provides heavily discounted spaces for community organisations, and it is also an extension of the WOTSO offering for organisations. A list of tenants and other community organisations using the ‘Pop-Up at Royal Far West’ is outlined below:

WOTSO TENANTS IN DOE BUILDING	DESCRIPTION OF SERVICES	WEBSITE
Tinkertank	Youth development program located in Manly focusing on science, technology, robotics, engineering, programming and arts for kids 6-16 years old.	www.tinkertank.rocks
Dreamatic	Digital agency that specialises in creative and communications, digital marketing, experience design, and strategy and transformation.	https://dreamatic.digital
Tribo Gym	A well-established business with over 10 experience teaching kids and adults the art of Capoeira and Brazilian Jiu Jitsu.	https://www.tribogym.com.au/
Nalawilli Technology	A privately owned and operated First Nation communications technology business, providing collaboration, audio visual integration, conferencing and event production solutions.	https://nallawillitechnology.com.au
Your Data Journey	Data analyst that specialises in managing multiple projects within the field of Child Protection in collaboration with other government departments and organisations.	https://yourdatajourney.com
Atlas Engineering	Engineering advisory team that brings together experience across the asset lifecycle, to help deliver sustainable, world-class water amenities that represent ongoing value.	https://atlas-es.com.au
Lighthouse	Delivers business outcomes by changing behaviour and improving capability.	https://lighthousegroup.com
Your Corner	Personal development coaching	https://yc360.com.au
Magnetite	A development-stage company advancing the Razorback High Grade Iron Ore Concentrate Project located in the Braemar, Australia’s emerging iron ore mining region.	https://magnetitemines.com

Soil Quest	Research technologies and systems that enable farmers to increase soil organic carbon, making their soils more fertile, productive and resilient.	https://soilcarbon.co
Maria Tran	Psychologist	
St Soleil	Local Artist	

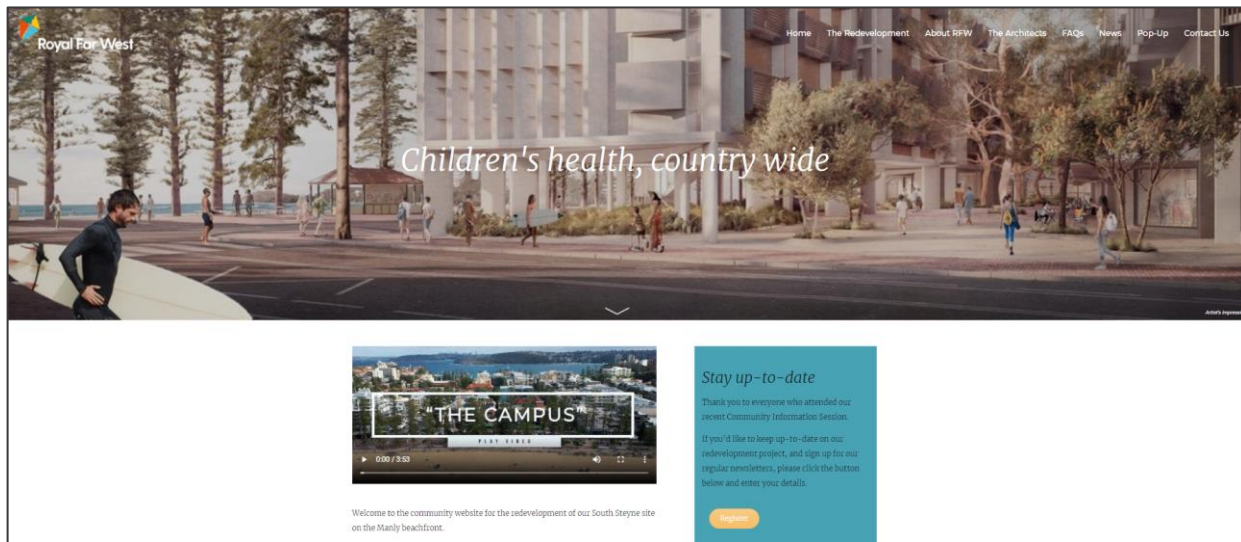
RFW FRIENDS USING THE BUILDING	DESCRIPTION OF SERVICES	EMAIL ADDRESS/WEBSITE
NB Community Centre	Community member running 2 x Yoga sessions per week	jan@cnb.org.au / www.cnb.org.au/events
NB Community Centre	Boxing and Mentoring for Local Teenage Girls	https://www.cnb.org.au/events
Meditate in Sydney	Community member holding meditation classes in Library on Saturday mornings	https://meditateinsydney.org
Smart Plus Academy	Provides revolutionary education on how to design and construct healthy and sustainable buildings that are economical. Pioneering to become one of the first certified Passive House Trainers in Australia.	info@smartplushomes.com.au https://smartplusacademy.com.au
Boomerang Bag Projects	A global, grassroots movement about making bags, diverting waste, starting conversations, connecting with each other, fostering sustainable behaviour, and having fun!	https://boomerangbags.org
Willow Movement	Community member running Yoga classes in Library	
Mindful Centre, Australia	Community member running "wellness classes in Library	

10.0 Appendices

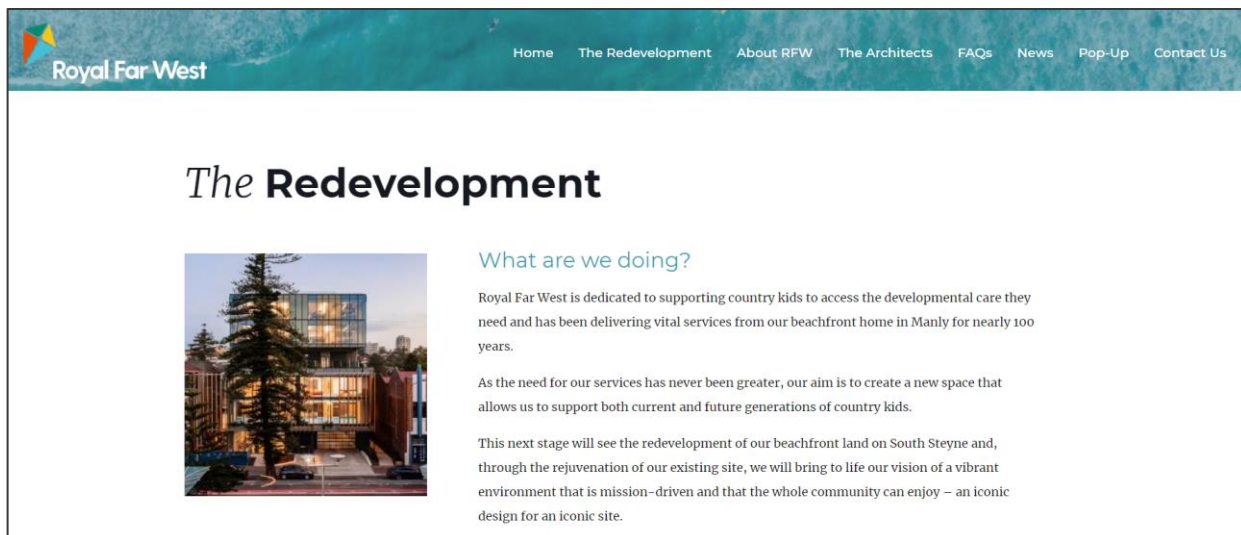
10.1 Appendix A – Project Microsite

<https://www.rfwcampus.com.au/>

Homepage



Redevelopment page



10.2 Appendix B – Community Newsletters 1 + 2 (hard-copy) – excerpts



Welcome to Royal Far West's first community newsletter

Through this quarterly newsletter, we hope to keep you updated on all the exciting changes that are taking place at Royal Far West, especially our plans around the redevelopment of our beachfront campus in Manly.

Why are we creating a health and wellbeing campus?

Royal Far West exists to support children's health, country wide and the need for our services has never been greater.

Children in rural and remote regions of Australia are five times more likely as children in urban areas to have developmental health challenges. The growing prevalence of behavioural challenges, mental ill health, intellectual disability, speech and language delays, coupled with a gross inequity of health care services between city and country, is driving unrelenting demand.

In the last decade we have grown tenfold in the people we have supported, and in the next decade we'll see a similar need, compounded by the impact of chronic drought, bushfires and COVID-19. The new campus is the key to enable us to sustainably grow our services to help many more country kids and families.

As we approach our first 100 years of service, our aim is to create a health and wellbeing campus that allows us to support today's and future generations of country kids.

While the role we play in the lives of country kids is clear, we also recognise

the significance of our presence in the Northern Beaches community, as an employer, as a driver of tourist dollars and as a resident of Manly.

As many of you know, the first stage of our redevelopment was the Centre for Country Kids (CCK) in Wentworth Street, which opened in December 2018. This state-of-the-art paediatric health centre has enabled us to improve our client experience and double our capacity to deliver speech, psychology and occupational therapy to country kids via technology. Its contemporary design also adds appeal and vibrancy to the Manly community.

This next stage will see the redevelopment of our beachfront land on South Steyne, bringing to life our vision of an integrated health and wellbeing campus that is mission driven and inclusive of the whole community - an iconic design for an iconic site.

For us at Royal Far West it's all about the kids. As our dear friends, neighbours and partners, we want you to share this journey as we bring the dream to life of gifting Australia's country kids a brighter future in perpetuity.

Best regards,
Lindsay Cane
CEO, Royal Far West



Image left to right: Angelo Candalepas, Glenn Murcutt AO and Lindsay Cane AM

Meet the Architects

It's exciting to have architects of the calibre of Glenn Murcutt AO and Angelo Candalepas working on our campus. These two leading lights of the Australian architecture scene will bring accomplished architectural talent to our iconic site on the shores of Manly Beach.

Not only are they globally acclaimed architects, but Glenn, as a former local, intimately understands the micro-climate, light and landscape of Manly. Having grown up in Clontarf and attended the former Manly Boys' High School, Glenn has an intimate knowledge of the area and of the service provided by Royal Far West.

With a motto of 'touch the earth lightly', Glenn is the only Australian

to be awarded the prestigious Pritzker Prize in Architecture, which he won in 2002, in recognition of his innovative and environmentally sensitive buildings as well as many other accolades.

Meanwhile, Angelo also has a long history of awards, including the Australian Institute of Architects (AIA) Sulman Medal for Public Architecture in 2009 and 2018, the Frederick Romberg National Architecture Award in 2011, the Seidler Award for Commercial Architecture in 2016 and the Aaron M Bolot Award for Residential Architecture four times.

We can't wait to see Glenn and Angelo's vision come to life.

"We feel a deep responsibility for Royal Far West and Manly and their shared history, and this site, this client and this brief are all incredible – Glenn and I are both excited about the possibilities."

Architecture is only ever able to be created in context and through a deep understanding of history, and this collaboration can be imagined as something able to produce extraordinary outcomes."

Angelo Candalepas, Architect

KEEP UP TO DATE



Check out our new website for all you need to know about the campus!

Simply go to rwcampus.com.au and you'll find all of the latest information about the redevelopment and more. Our website will be updated regularly as the project progresses, so make sure you check back frequently to see what's happening.

Community Information session

On that note, we are hosting a virtual community engagement session with Lindsay Cane AM, CEO of Royal Far West and our esteemed architects, Glenn Murcutt AM and Angelo Candalepas. They'll talk through the vision, share illustrations and answer your questions. If you're interested in coming along, please register via the website rwcampus.com.au

Our historic Manly connection

While convalescing at Manly in 1924, Stanley Gillick Drummond, a Superintendent of the Methodist Far West Mission in NSW, conceived the idea of bringing children from the state's harsh outback for a summer holiday in Manly, to escape the relentless heat and see the ocean for the first time.

Later that year, Stanley and Sid Coleman, Mayor of Bourke, selected a group of children and mothers for a Manly camp, held next door to Dr George Moncrieff Barron's Cottage Hospital (near Manly Wharf).

When Dr Barron became aware of the children's medical needs, he offered his services and those of his colleagues, free of charge. They shook hands and Dr Barron said, "Padre, you look after their souls and I'll look after their bodies", and the Far West Health Scheme was born. From the very beginning, the local community was eager to help, with the children initially housed and fed by Manly residents, with their medical needs met by city and country professionals, who all who all willingly gave their time and expertise.

Today

Today our wonderful charity offers integrated health, education and disability services to children and their families who live in remote and rural areas.

Based in Manly, our team of more than 80 paediatric specialists support children aged 2-12 with a range of concerns including speech and language delays; behavioural and conduct disorders; early life trauma and mental illness; autism and intellectual disabilities, delivered at our Centre for Country Kids in Manly, virtually via Telecare, and in local communities.

Last year we supported more than 9,500 children, families and educators across Australia, and prior to COVID-19, most weeks of the year we have up to 35 country NSW families staying with us and enjoying the sights, sounds and hospitality of Manly while they receive vital health and wellbeing services.





Royal Far West
Children's health, country-wide

Community Newsletter

rfwcampus.com.au



*Welcome to the
2nd edition of
our community
newsletter!*

This quarterly newsletter will keep you updated on plans for the redevelopment of our Campus, located on South Steyne site as well as other exciting happenings at Royal Far West.

Why are we creating a Campus?

Royal Far West's mission is to improve the health and wellbeing of children and young people who live in rural and remote communities. We have delivered on that mission for almost 100 years from our home in Manly and we aim to do so for the next 100 years to meet an ever increasing need for our services.

The Australian Early Development Census (AEDC) tells us that 1 in 5 children in rural and remote areas are developmentally vulnerable, meaning they have challenges in one or more of the following areas – physical health, social, language and cognitive skills, communication and emotional maturity, which is compounded by limited access to services and less chance of early intervention. In comparison, 1 in 10 children in city areas are developmentally vulnerable, and they have much greater access to services.

Too many country kids are missing out on the vital services. Access to the right supports at the right time can reset a country child's trajectory to help them reach their full potential. And that is what we do at RFW – we connect country kids to the developmental care they need through our health, education and disability services.

Last financial year we supported 10,124 children, families and professionals to access the care they need. In the last decade we have grown tenfold in the people we have supported, and in the next decade we'll see

even more need for our services, exacerbated by the impact of chronic drought, bushfires and COVID-19.

The need to support country kids has never been greater. As such, our aim is to redevelop our South Steyne beachfront land and create an integrated health and wellbeing Campus to support many more country kids and for our local community to enjoy.

The new Campus is critical to:

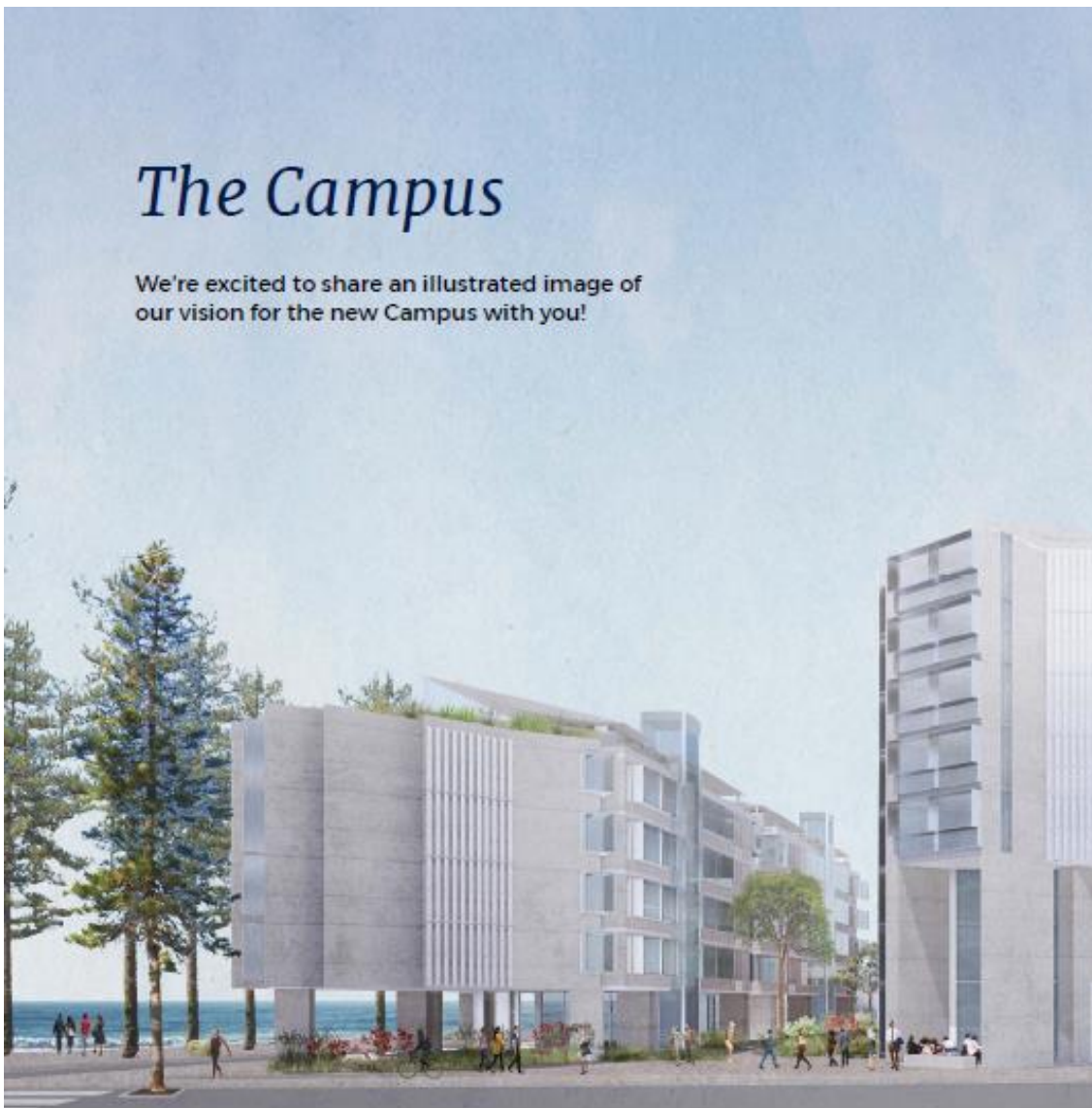
- **Support Royal Far West to grow and reach more children**
- **Futureproof the sustainability of Royal Far West and our ability to continue gifting healthcare to those most in need**
- **Provide amenity to the local community**

Please visit our dedicated Campus website www.rfwcampus.com.au. It will be updated regularly as the project progresses, so we invite you to check in frequently to see what's happening.

**Best regards,
Lindsay Cane
CEO, Royal Far West**

The Campus

We're excited to share an illustrated image of our vision for the new Campus with you!



“Virtual Community Information Sessions” a great success!

Keeping our promise to keep our local community involved in our plans, in September we held three virtual community information sessions to share information about our campus vision and to answer your questions.

We were heartened by the interest shown at all three sessions and the positive feedback that we received.

During each virtual meeting, our CEO Lindsay Cane AM spoke about our vision and why we were creating a campus, and then our renowned architect Angelo Candalepas of Murcutt Candalepas talked through a series of illustrative images and renders of the new campus.

If you missed this opportunity and wish to access the recorded presentation, please email us on communications@royalfarwest.org.au

Latest news from Royal Far West

Introducing our new Pop-Up!

It will be some time before construction starts on the Campus, so we have opened up our former school building for community groups and small businesses to utilise the space. We've called it the Pop-Up at Royal Far West!

Quickly given the thumbs-up by local groups, our Pop-Up now hosts:

- Tinker Tank, a youth development program focusing on science, technology, robotics, engineering, programming and arts for kids 6-16 years old
- Fearless Boxing & Mentoring
- Willow Movement Yoga
- Wellness Centre Australia
- Smart Plus Academy

Visit rfwcampus.com.au/popup if you are interested in finding out more about the services or wish to enquire about available space! (and hurry - we're almost at capacity!).




Calling all Northern Beaches yogis!

Our friends at Community Northern Beaches are also running affordable yoga classes in our old school building (entrance through WOTSO).

Community Wednesday Yoga and Affordable Inclusive Friday Yoga classes offer our Manly community the opportunity to reduce anxiety, build greater strength, flexibility and resilience, plus make new friends. Classes start at 9:30am. Go to the Community Northern Beaches website for information.

You can help support country kids this Christmas



2020 has been a challenging year for many of us, and country kids affected by drought, bushfires and the outcomes of COVID-19 have had it tougher than most.

Add a simple, charitable component to your Christmas activities at home or work or create an entirely new event to help raise money for country kids who are doing it tough.

It's easy to get involved & there are many unique ways to support. Organise a morning tea or competition at work or ask for a gold coin donation to attend your party.

No activity is too big or too small & all funds raised will go directly to providing children in rural and remote Australia with vital developmental and mental health services.

Support country kids at your Christmas table! Sign up today
Visit www.royalfarwest.org.au/christmas

RS Dental at Royal Far West now open!

RS Dental is a new, friendly, privately-run dental practice operating out of Royal Far West that is available to the local community.

- General Dentistry • Paediatric Dentistry • Crowns, Bridges
- Fillings, Root Canals
- Implant Dentistry • Extractions
- Full & partial Dentures • Veneers
- Orthodontics

Book an appointment today.
Call: 0417 411 356
Email: barbarak@royalfarwest.org.au

Have a question? Want to know more?
Register for our Community Information Session!

Visit rfwcampus.com.au     RoyalFarWest

10.3 Appendix C – Community Newsletters 1, 2 + 3 (digital) – excerpts

Newsletter 1



Edition 1 – June 2020

Good morning ,

Welcome to Royal Far West's first community newsletter for the redevelopment of our Manly premises.

Through this quarterly newsletter, we hope to keep you updated on all the exciting changes that will take place at Royal Far West over the coming months and years.

Why are we redeveloping? That's easy to answer. The need has never been greater. Children in rural and remote regions are 5 times as likely as kids in urban areas to challenges with their developmental health. The growing prevalence of behavioural, mental health, intellectual disability, speech and language challenges coupled with a gross inequity of services between city and country is driving unrelenting demand for our services. In the last decade we have grown ten-fold in the people we have supported and in the next decade we'll have the same challenge again. This redevelopment is incredibly important to enable us to sustainably grow our services to help many more country kids and families.

While we understand the importance of our role in the lives of children kids, we also know the significance of our place in the Manly community. As we approach 100 years of service, we hope to create a health and wellbeing campus that will allow us to continue helping children and their families for the next 100 years, alongside the valued members of our local community.

As many of you know, the first stage of our redevelopment was the creation of our Centre for Country Kids (CCK) in Wentworth Street, which opened in December 2018. This state-of-the-art paediatric

Country Kids (CCK) in Wentworth Street, which opened in December 2018. This state-of-the-art paediatric centre has already doubled our telehealth capacity to deliver speech, psychology and occupational therapy to country kids, and its contemporary appearance adds appeal and vibrancy to the Manly precinct.

This next stage will be even more exciting as we bring to life our vision of an integrated health and wellbeing "campus" that is inclusive, aligned to our mission and will bring functions, services and experiences the whole community can enjoy.

Throughout this journey we will communicate regularly, listen to feedback and share our plans with our friends and community members.

Yours sincerely,

Lindsay Cane AM - CEO Royal Far West

THE VISION



We're committed to delivering a new standard of healthcare for the ever-growing number of country kids who cannot access the specialist health services they need, because of where they live. At the same time, we're looking forward to the opportunity to contribute to the rejuvenation of the southern portion of the site through the creation of a vibrant health and wellbeing campus that is inclusive, open, and innovative. Our aim is to have a campus with a mix of health and lifestyle related functions and services aligned to our mission the whole community can enjoy.

We've engaged two of Australia's most respected and decorated architects – Glenn Murcutt AO and Angelo Candalepas – both of whom will ensure the new Royal Far West campus becomes a beacon for smart, modern and contemporary design that respects its surroundings and its proximity to the world-renowned Manly Beach.

Newsletter 2



Edition 2 | 2020

Dear Andrew,

Welcome to the 2nd edition of our community newsletter!

This quarterly newsletter will keep you updated on plans for the redevelopment of our Campus, located on South Steyne site as well as other exciting happenings at Royal Far West.

Why are we creating a Campus?

Royal Far West's mission is to improve the health and wellbeing of children and young people who live in rural and remote communities. We have delivered on that mission for almost 100 years from our home in Manly and we aim to do so for the next 100 years to meet an ever increasing need for our services.

The Australian Early Development Census (AEDC) tells us that 1 in 5 children in rural and remote areas are developmentally vulnerable, meaning they have challenges in one or more of the following areas – physical health, social, language and cognitive skills, communication and emotional maturity, which is compounded by limited access to services and less chance of early intervention. In comparison, 1 in 10 children in city areas are developmentally vulnerable, and they have much greater access to services.

Too many country kids are missing out on the vital services. Access to the right supports at the right time can reset a country child's trajectory to help them reach their full potential. And

THE CAMPUS

We're excited to share an illustrated image of our vision for the new Campus with you!



Our vision is to create an integrated health and wellbeing campus for country kids in the heart of Manly that is admired and much-loved by the local community.

We want to utilise our land assets to create something beautiful and productive for Manly that supports our mission to help country kids and families for the next 100 years!

Please visit our [Campus website](#) to find out more!

HOW YOU CAN HELP SUPPORT COUNTRY KIDS AND LOCAL BUSINESSES THIS CHRISTMAS



Newsletter 3



August 2021

Dear friend of Royal Far West,

First of all, I hope you are keeping safe and well during these very difficult times.

Secondly, I'm pleased to share this latest newsletter with you, as we continue plans for the development of our site on South Stayne.

Many of you may know that the mantle of leadership of this incredible organisation passed from Lindsay Cane AM to me in July this year, and I'm delighted to report that Lindsay is remaining with us, focusing her formidable talent, passion for our mission and energy towards our redevelopment through her role as Royal Far West's Project Director and Client Representative.

I have been the Business Director at Royal Far West for five years, and I am incredibly honoured that our Board has entrusted me with the privilege of leading this unique organisation as we enter an exciting new chapter.

Our new integrated health and wellbeing space will help secure our future in a highly responsible way, enabling us to grow so that we can support new generations of country children, as well as be a vibrant and valued addition to the Manly community.

Everything we do is guided by our mission of improving the health and wellbeing of children in rural and remote communities, giving them the support they need to thrive.

As our friends, neighbours and partners, I invite you to register for our next community information session on 19 August (see details below) and continue to share this journey with us.



Jacqueline Emery
CEO - Royal Far West

OUR VISION



Above: artist's impression of the redevelopment

We're committed to delivering a new standard of healthcare for the ever-growing number of country kids who cannot access the developmental and mental health services they need locally.

At the same time, we're looking forward to the opportunity to contribute to the rejuvenation of our beach-side site through the creation of a vibrant health and wellbeing space that is inclusive, open, and innovative.

Our aim is to deliver a mix of health, business and lifestyle-related functions and services on our site that the whole community can enjoy. We've engaged two of Australia's most respected and decorated architects – Glenn Murcutt AO and Angelo Candalepas – both of whom will ensure the new Royal Far West redevelopment becomes a beacon for smart, contemporary residential and commercial design that respects its surroundings and its proximity to the world-renowned Manly Beach.



"I am excited to continue working for RFW in my new role as Project Director of our Manly redevelopment, to amplify the impact of the charity, future-proof the sustainability of RFW and provide new amenity to the local Manly community."

Lindsay Cane, AM
Project Director and Client Representative for
RFW Redevelopment

COMMUNITY INFORMATION SESSION – 19 AUGUST

As a result of community feedback, Royal Far West has been inspired to make improvements to our approved plan. Please come along to our upcoming Community Information Session to understand the recommended changes.

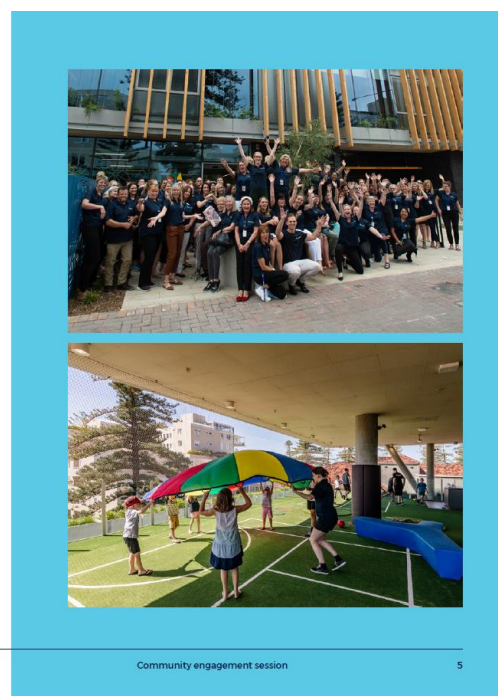
10.4 Appendix D – Community Information Session Presentations

Screenshots below – September 2020 presentation available [here](#) and August 2021 presentation available [here](#).



About us

-  Royal Far West is Australia's only national charity dedicated to the health and wellbeing of country kids
-  Est in 1924, we offer health, education and disability services from Manly, via technology (telecare) and in community
-  Last year we supported 9500 children, families and professionals
-  Royal Far West is a charity and one of Manly's largest employers with 220 staff, mostly local people
-  Country families contribute significantly to the local economy



September 2020

Royal Far West Campus re-development

Community engagement session

5

Our vision

to create an integrated health and wellbeing campus for country kids and community in the heart of Manly, that is admired and much-loved by all Australians.




September 2020

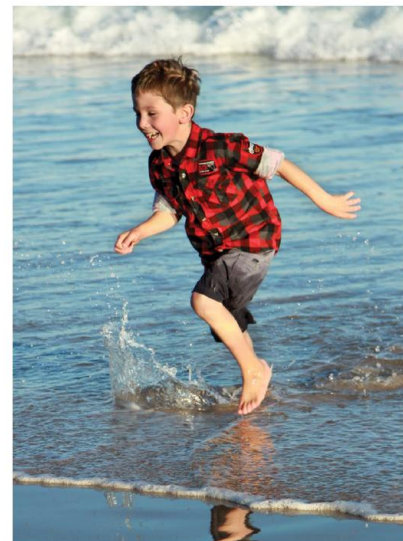
Royal Far West Campus re-development

Community engagement session

6

Why are we creating a campus?

-  Grow our services to meet a growing need
-  Future proof our charity for the next 100 years
-  Provide health and wellbeing services for the local community as well as rural Australia
-  Open up Royal Far West to the local community
-  Optimise our ability to improve the health of all Australian kids



September 2020

Royal Far West Campus re-development

Community engagement session

7



Our journey so far



August 2021

Royal Far West Redevelopment

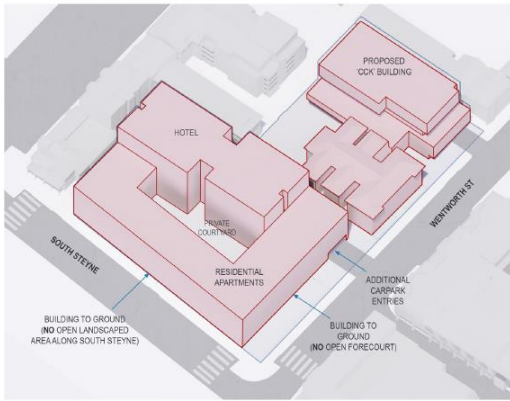


Community Information Session

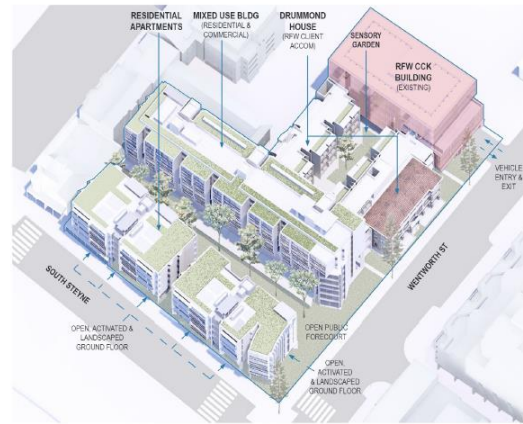
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Concept Plan Approval 2013

Concept Plan Modification 2021



AERIAL VIEW OF APPROVED MASTER PLAN ENVELOPE



AERIAL VIEW OF PROPOSED ROYAL FAR WEST CAMPUS.

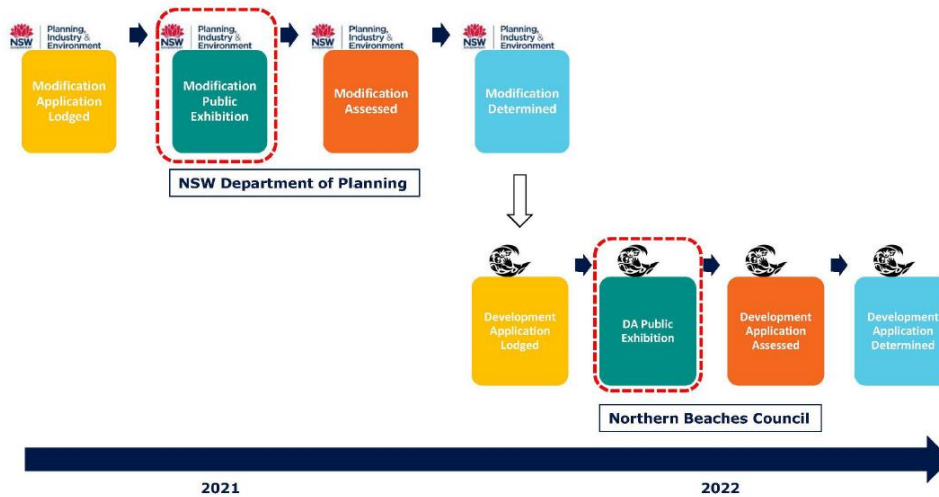
August 2021

Royal Far West Redevelopment

Community Information Session

15

Planning timeline



August 2021

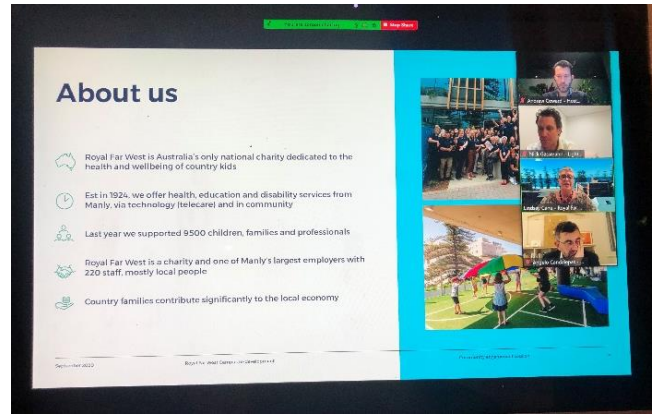
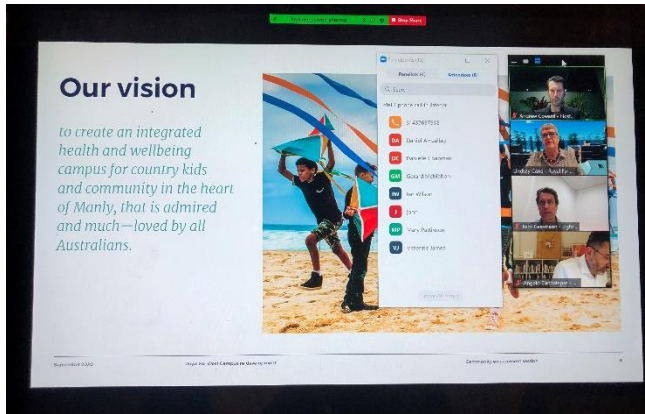
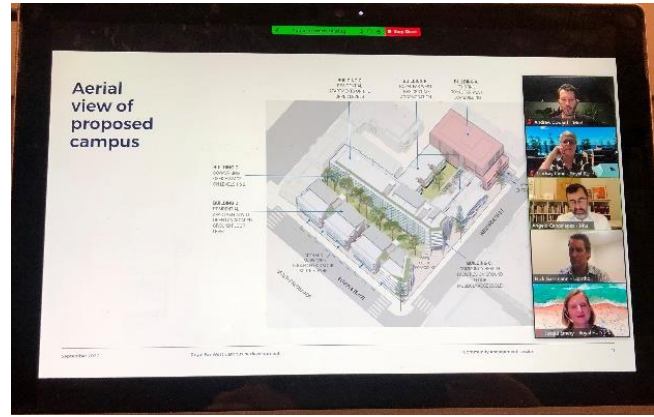
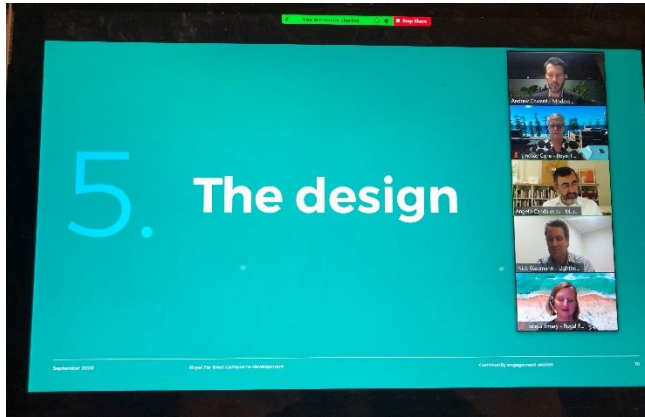
Royal Far West Redevelopment

Community Information Session

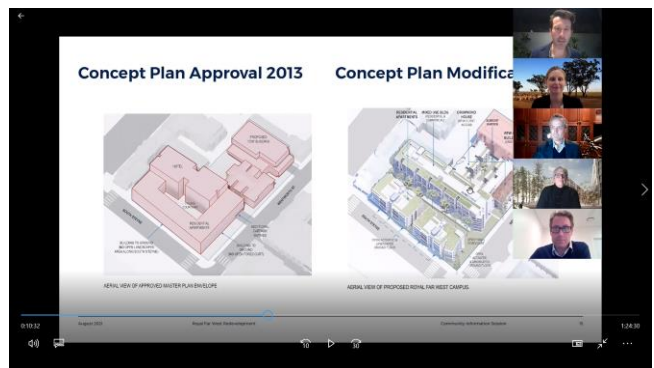
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10.5 Appendix E – Community Information Session Images

September 2020



August 2021



10.6 Appendix F – Community Engagement 2018-20 (Timeline + Images)

- **March 2018** – City to Country Week, a full week of community activities with local residents and businesses. The week involved an Open Day, where RFW shared its rich photographic archive and met with past volunteers, staff and clients. The event also afforded RFW the opportunity to talk about the future vision for the charity. All funds raised went to support programs for country kids.
- **Across 2018** – leveraging City to Country week, RFW was able to reaffirm relationships with key Manly stakeholders, including the Northern Beaches Council, Local and Federal MPs, Bold & Beautiful, Manly Rotary, Manly Village Public School, Manly Community Centre, Sebel Manly, Manly Novotel, Manly Fast Ferries, Manly Sea Eagles and the Manly Business Chamber.
- **August 2018** – the launch of “My Life Story” at Manly Village Public School (MVPS). This program connected kids from three remote schools in NSW with MVPS through book writing, and leveraged RFW’s partnership with the Manly Sea Eagles to involve ambassador Joel Thompson.
- **December 2018–January 2019** – the Centre for Country Kids was officially opened on 17 December by Deputy PM, Michael McCormack, and Premier of NSW, Gladys Berejiklian. The opening was attended by over 200 people, including many local residents and businesses. This event was critical in unveiling the first stage of RFW’s redevelopment and the vision for the next stage of the redevelopment. During this two-month period RFW conducted numerous tours of the Centre for Country Kids, and used this as an opportunity to gauge interest in the next stage. In addition, RFW officially opened the CCK as a venue to be used for community and commercial use, with the neighbouring Sebel hotel holding their Christmas party in the facility.
- **February 2019** – RFW ran a stall at local fundraising event, the Manly Sun Run.
- **March and May 2019** – RFW continued to invite the community into the CCK to discuss the future vision for the site, including the local branch of the Country Women’s Association, who held their own event in the foyer and regular Bold & Beautiful badge draws within RFW’s grounds. RFW also started hosting Manly Rotary in the boardroom for their weekly meeting, as well as the School of Philosophy for weekly classes.
- **August 2019** – RFW announced the appointment of leading architects Glenn Murcutt and Angelo Candalepas for the design of the redevelopment. This attracted significant media coverage locally and nationally and was supported by local communications to all RFW stakeholders, with the opportunity for feedback and questions.
- **September 2019** – a Royal Far West team participated in the Manly Fun Run, while the WOTSO co-working space was launched in RFW’s former Medical Centre.

- **October 2019** – two important events were hosted by RFW, including “Talk of the Town” by Candy Bingham and “Beach to Bush – an audience with John Barilaro MP” by James Griffin MP.
- **November 2019** – local partners/groups held their board meeting at the CCK – Gidget Foundation and The Manly Community Centre.
- **December 2019** - a small gathering was held with key local friends and partners to meet the architects and understand the purpose and vision for the redevelopment.
- **December 2019** – The Peninsula Apartment AGM and Christmas party was held at the CCK and RFW hosted a Christmas Cocktail Party for local supporters and businesses.
- **December 2019** – RFW hosted Christmas tree sales in the on-site playground.
- **December 2019** – RFW became the new charity partner for the Manly Sunday Sessions. The "Manly Santa Sunday Session" is an annual charity event to raise money for Aussie Country Kids, where around 1200-12000 people dress up as Santa or in a Christmas theme and visit several of the pubs/hotels in Manly, spreading Christmas cheer.
- **February 2020** – WOTSO opens as a co-working space (in partnership with RFW) in the old RFW Medical Centre on the Manly beachfront, targeting local businesses. Manly rugby hosts its board meeting at the CCK.
- **July 2020** – RFW partners with Manly Warringah Women’s Resource Centre to open a Pop-Up Safe House in Drummond House – due to the closure of RFW face-to-face services. Gidget Foundation hosts its launch of Gidget House Manly at WOTSO in partnership with RFW to support local families.
- **August/September 2020** – a community newsletter and website are launched to provide information and a feedback mechanism on the redevelopment.
- **August/September 2020** – virtual community engagement sessions are held with MVPS, The Peninsula residents and wider Manly residents to share the next stage’s plans and vision for the redevelopment.
- **November 2020** – a range of local community stakeholders lease temporary space in the vacant former buildings (see detail below).
- **December 2020** – Peninsula Apartments held their AGM in the CCK.



August 2018 – Manly Sea Eagles putting RFW kids through their paces



2018 – Manly Village School children receiving their My Life Story books



2018 – Rooftop launch



2018 – Sebel Manly Beach Giving Back to Community event - featuring RFW children's artwork



2019 – Caring for Country Kids Month - Royal Far West children enjoying the Fast Ferry ride to the city with Fast Ferry's Piers















2019 – Christmas Cocktail Party











2019 – City2Surf Royal Far West team



2019 – Manly Branch of the CWA using CCK for their competition

			
<p>2019 – Manly restaurant owner Adrian at one of RFW’s ‘A Night To Remember’ family dinner events</p>	<p>2019 – Manly Rotary Fun Run & Walk Activation Morning at CCK</p>	<p>2019 – NAIDOC Week appreciation</p>	<p>March 2018 – Open Day fun</p>
			
<p>August 2019 – Community engagement event at CCK</p>	<p>August 2019 – Humphreys book launch at CCK</p>	<p>Big W Warringah Mall donations to RFW re Good 360 program</p>	<p>March 2018 – City to Country Week with local businesses involved in food trail event</p>
			
<p>July 2018 – Ruby Lane's Phil at RFW's rooftop garden</p>	<p>June 2020 – Gidget launch at RFW</p>	<p>March 2018 – Open Day with RFW pop-up photo gallery</p>	<p>March 2018 – Open Day fun</p>

			
<p><i>May 2018 – local group using RFW's Sea Eagles room for their fundraiser</i></p>	<p><i>Nov 2019 – the Sebel Manly hosted a Carer's Luncheon for visiting RFW families</i></p>	<p><i>Oct 2018 – Mirvac team building exercise at Drummond House</i></p>	<p><i>Dec 2018 – RFW staff at grand opening</i></p>
			
<p><i>Dec 2018 – Royal Far West Centre for Country Kids Grand Opening 2019</i></p>	<p><i>Sept 2019 – Manly Ben & Jerry's pop into the RFW playground to the delight of the kids</i></p>	<p><i>Sept 2019 – Manly Fun Run</i></p>	<p><i>The fence in front of Drummond House</i></p>