

Chris King - Submission Details for Neville IMHOFF

From: Neville IMHOFF <njdli@bigpond.net.au>
To: <chris.king@planning.nsw.gov.au>
Date: 11/27/2011 8:40 AM
Subject: Submission Details for Neville IMHOFF
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Neville IMHOFF
 Email: njdli@bigpond.net.au

Address:
 506/15 Wentworth Street

MANLY, NSW
 2095

Content:

I and my wife are residents of the Peninsula Apartment building immediately adjacent to the Royal Far West site and I object to the proposed development on the following grounds:

1. DEPARTMENT OF EDUCATION LAND. There are 2 parcels of land within the proposed development owned by The Department of Education which it would appear become part of the land on which the development will take place. Already the Manly Village Public School (next door to the development) is stretched for space and facilities and further growth can be expected. On what basis has the Department of Education consented to or sold that land to the developers.
2. INCREASE IN TRAFFIC. The proposed development will consist of a 164 room hotel, administration block, retail shops, residential apartments and this will have an adverse impact on local traffic which is already congested.
3. MOTOR VEHICLE ACCESS The main access for vehicles to the proposed development (both during construction and upon completion) will be immediately opposite the Manly Council Car Park entry /exit in Wentworth Street. This will create chaos for traffic in this already busy street, not to mention safety issues related thereto.
4. LACK OF CONSULTATION. While the "Stakeholder Consultation Report specifies that consultation must be undertaken in accordance with the DoP Guidelines for Major Project Community Consultation 2007" The Peninsula building contains 162 apartments and retail shops and while there were apparently 6 community consultations to discuss the project , we were not invited. The Peninsula is RFW's largest and closest neighbour.
5. NEED FOR ANOTHER LIC ENSED PREMISES. I object to the construction of an additional hotel especially within the confines of the RFW facility which is for children and in such close proximity the the local primary school.
6. VISUAL IMPACT The proposed development with it's highest buildings at the front closest to the beach ,(Hotel) while facilities for children visiting RFW are pushed back, concerns me.

Overall this project has been poorly handled so far as community consultation is concerned and for the above reasons I strongly object to its proceeding in its current form

IP Address: cpe-121-210-0-56.mnqy1.cht.bigpond.net.au - 121.210.0.56
 Submission: [Online Submission from Neville IMHOFF \(object\)](https://majorprojects.affinitylive.com?action=view_diary&id=23691)
https://majorprojects.affinitylive.com?action=view_diary&id=23691

Submission for Job: #4258 MP10_0159 - Royal Far West Concept Plan < br />https://majorprojects.affinitylive.com?action=view_job&id=4258

Site: #2345 Royal Far West
https://majorprojects.affinitylive.com?action=view_site&id=2345

Chris King - Submission Details for TAMSIN WHITE

From: TAMSIN WHITE <tomandtamwhite@gmail.com>
To: <chris.king@planning.nsw.gov.au>
Date: 11/29/2011 11:13 AM
Subject: Submission Details for TAMSIN WHITE
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: TAMSIN WHITE
Email: tomandtamwhite@gmail.com

Address:
21 george st manly

manly, NSW
2095

Content:

As a parent of children at manly Village public school I am extremely concerned about the planned development of the Royal Far West development proposal. The school currently has very little space for children to play outside, and this development would mean that forever the children of Manly village, would not be able to have increased outdoor play space, but also be overshadowed by a high rise. The development would also increase traffic around what is already an extremely busy neighbourhood, making school drop offs and pick ups even more difficult than at present.

IP Address: 124-149-189-209.dyn.iinet.net.au - 124.149.189.209
Submission: [Online Submission from TAMSIN WHITE \(object\)](#)
https://majorprojects.affinitylive.com?action=view_diary&id=23784

Submission for Job: #4258 MP10_0159 - Royal Far West Concept Plan
https://majorprojects.affinitylive.com?action=view_job&id=4258

Site: #2345 Royal Far West
https://majorprojects.affinitylive.com?action=view_site&id=2345

TAMSIN WHITE

E : tomandtamwhite@gmail.com

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3 November 2011

Director
Metropolitan & Regional Projects South
NSW Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Department of Planning
Received
4 NOV 2011
Scanning Room

Fax: 02 9228 6455

Re: Royal Far West Development
Concept Plan – Application No. MP10-0159

I have been instructed to write to you to apply for an extension of time to make a submission. The Owners Corporation represents the largest residential building in Manly (162 apartments) which is adjacent to the proposed development.

Although individual Owners have been contacted by you in late September, the Owners Corporation has received no notification from you at all despite the fact that the Peninsula will be most affected. The Owners Corporation finds this quite extraordinary. The Owners Corporation was not invited to a meeting of "Stakeholders" which was held in March this year. The Owners Corporation requires an extension until the 23rd December, 2011 for the following reasons:-

- 1) The AGM of the Peninsula will be held on 8th December 2011, which will be the first opportunity for the Owners Corporation to obtain instruction for Owners on the matter.
- 2) The Owners Corporation will need at least two weeks, following the AGM to prepare a submission.
- 3) The Concept Plan is completely at odds with Manly Council Urban Design Guidelines for the urban block located within Darely Road, south Steyne, Victoria Parade and Wentworth Street, which were promulgated by Council on 10th October, 2011.

The Owners Corporation is arranging to have discussions with Council regarding this conflict. This discussion will need to take place before the Owners Corporation can finalise its submission.

Yours faithfully

Don Wood
Strata Manager
Strata Scheme 63767 – 11-25 Wentworth Street, Manly

29 November 2011

NSW Department of Planning
& Infrastructure Major Projects Assessment,
Metropolitan & Regional Projects South
GPO Box 39
SYDNEY NSW 2001

Dear Sir,

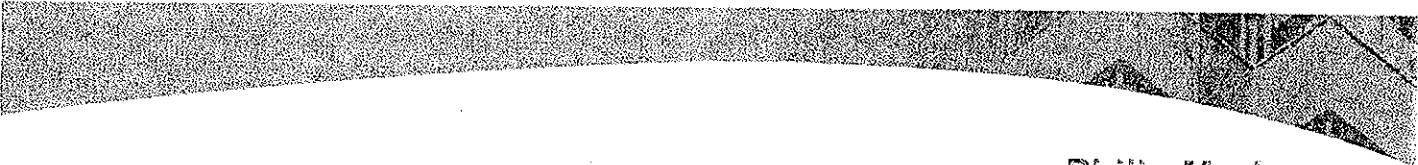
**RE: ENVIRONMENTAL ASSESSMENT EXHIBITION
ROYAL FAR WEST EXPANSION CONCEPT PLAN
SOUTH STAYNE AND WENTWORTH STREET MANLY
(MP10_0159).**

We are instructed by the Peninsula Residential Owners Corporation Strata Plan 63767 to forward the attached objection to the above Royal Far West Expansion Concept Plan (MP10_0159) for the reasons as set out in Mr Mudge's Report.

Regards,



Don Wood
Strata Manager



Philip Mudge

Planner, Surveyor
Development Consultant

The Director General,
The Department of Planning and Infrastructure,
GPO Box 39,
Sydney NSW 2001

Email: plan_comment@planning.nsw.gov.au

Dear Sir,

Royal Far West Concept Plan- Reference MP10 0159

Report- For Submission to Department of Planning & Infrastructure.

The Owners Corporation of 25 Wentworth Street, Manly, known as "The Peninsula", and being Strata Plan 63767, has requested that a submission to the Department of Planning and Infrastructure commenting on the Royal Far West concept plan, which is now on exhibition, be prepared. *The Owners Corporation represents over 400 proprietors and occupants at "The Peninsula", being 162 apartments on the street alignment adjacent to the subject site.*

This report on the Royal Far West proposed development currently on limited exhibition raises major issues which The Owners Corporation and the broader Manly Community require to be addressed. These issues concern:

1. THE LACK OF COMMUNITY CONSULTATION, EXPOSURE AND INPUT.
2. THE CONCEPT PLAN CONCEPT.
3. THE CURRENT ZONING VERSUS PROPOSED ZONING.
4. THE BUSINESS ZONE DCP OR THE RESIDENTIAL ZONE DCP.
5. THE PROPOSED HOTEL
6. THE URBAN DESIGN ISSUES.

Page 1

1. THE LACK OF COMMUNITY CONSULTATION, EXPOSURE AND INPUT.

It is noted from Appendix F, attached to the submission and being a Summary of the Community Stakeholder Briefings, conducted on 31/03/2011 that 50 people attended. The Department of Planning and Infrastructure guidelines for consultation require ***that key stakeholders are identified, being individuals and groups directly impacted on the proposal and who will often have an interest in the local regional impacts of the proposal.*** Quite clearly, the community consultation conducted ignored the Department of Planning and Infrastructure guidelines and was grossly deficient and could be rightly construed to have contaminated the statutory process. Notwithstanding the additional community consultation meeting held on Wednesday, October 2nd, 2011 the consultation for this huge project of \$229 million in the centre of Manly and involving a site of particular community interest, the process of consultation has been undemocratic and restricted. Given the likely traffic generation, the scale and bulk of the proposal, the proposed uses, the notifications/consultation process should have been the same as that normally carried out by Manly Council. We are advised that Manly Council forwarded to the Department of Planning & Infrastructure the names and addresses of 2500 surrounding proprietors /tenants/stakeholders for notification of the RFW proposed development. It appears this did not occur at all or at least it appears in very limited numbers. The significance of this proposal warranted and still warrants such notification. If this does not occur, the community has been denied full and open input into the proposal. Notices should be placed in the Manly Daily to ensure the wider community, who will be impacted by this proposed development, are fully informed to enable them to offer their input.

2. THE CONCEPT PLAN CONCEPT.

For the Manly community to assess this development and to ensure their input is taken into account in any further design, it is important they understand what process is going to occur past the concept plan. For instance, will the design produced as a result of the concept plan be offered for community comment? ***The concept plan is basically a massing diagram with little detail as to the eventual streetscape appearance and scale of the proposal.*** The community needs to know at this stage that it will have an opportunity to comment on the detailed DA design, streetscape, and documentation that is produced from the current consultation process. A further and thorough notification period should occur at the DA stage.

3. THE CURRENT ZONING VERSUS THE PROPOSED ZONING.

The site is currently zoned 5(a) -special uses (children's Home), as well as (item 3

Manly LEP, Page 11) child-care centres and other child-care facilities: drainage: educational establishments: landscaping: roads: telecommunications facilities; utility installations other than generating works or gas holders”.

“The objective of the zone is to identify and set-aside land required for essential services to the public or community services.”

Given that the current zoning of the land is essentially for public or community services, the divergence from its current use as a result of a rezoning should only be justified on the basis that the replacement use does not divest the community of an attachment to the current purposes and amenity. The current uses of the site bounded by Wentworth Street, Darley Road, Victoria Parade and South Steyne are relatively passive, as required by the current zoning –***“child care centres and other child care facilities; educational establishments; and landscaping plus nominated community essential services. (Manly LEP 1988, Zone No 5a, Special Uses)***. The scale, bulk and height of the current buildings plus the playgrounds and landscaped areas present with a community/village ambience. Hence the name of the school, Manly Village Primary School.

With the aim of not completely removing the original intention of the special uses zoning, the proposal should be scaled back in order to preserve the village ambience which now exists. This is very important in the context of the abutting school and the preservation of a piece of Manly that was intended for predominantly public, community uses.

4. THE BUSINESS ZONE DCP OR RESIDENTIAL ZONE DCP.

It is noted from the Manly development control plan map for residential zone 2007, - the residential density and height sub zone map, that the properties immediately to the south east and abutting the Royal Far West amalgamated site are part of the residential DCP. ***Therefore, from a planning perspective, it is logical that any rezoning of the Royal Far West site should be consistent with the abutting properties and to be consistent, should be carried out under the Manly DCP for the Residential Zone.*** This would lead to a development more in keeping with the bulk and scale of the current uses for the site. ***The applicant is attempting to impose the business zone DCP controls on this part of the site. Quite clearly this is resulting in a proposal which in scale is incongruous to the abutting properties and streets e.g. Victoria Parade and at Ashburner Street to the south-east.*** It has led to a development proposal with minimal regard for any landscaping component, and a massing of a single building along South Steyne which overwhelms South Steyne. The proposal should aim to be closer to the Floor Space Ratio for the residential zone which is 1.5:1. The proposed FSR is 3.2:1 which is considered excessive and leads to a development of a bulk, scale and height

which presents poorly in streetscape and amenity terms.

5. THE PROPOSED HOTEL

In recent times, certain Manly hotels have been listed as some of the most violent in the State. Late-night closing which attracts patrons up and down the peninsula has been a constant source of disturbance to the quiet enjoyment of the area by the Manly community at large. Manly currently has five hotels of varying size and services and this would seem sufficient for such a confined area along with the various wine bars. ***The proponent needs to put a credible case for an additional hotel, supported by appropriate documentation to justify to the Manly community that such a hotel is a benefit to the area.*** It is felt that most residents would be of the view that another hotel would exacerbate the disturbances that have been created for many years over the past by some of the current hotels which, as stated, have impacted on the quiet enjoyment of the area to the detriment of the community. For instance, The Owners Corporation points out that it is their understanding that The Shore Club has recently entered the top tier of the state's most violent venues by recording 20 incidents in the past year. ***The Manly Daily, on 23rd of November, announced that from next month the State government will place the Shore Club on the list of level 1 venues, which includes all licensed premises that have registered 19 or more violent events within 12 months.***

6. THE URBAN DESIGN ISSUES

The proposal as presented, is poorly massed and will overwhelm the surrounding buildings and activities. This is a result of the proponents attempt to over commercialise the site when considered against the backdrop of the existing uses and zoning. While the aims and operations of the Royal Far West home are indeed a part of Manly and certainly supported by the Manly community, this proposal is distinctly un-community. The current site context has been ignored. The neighbourhood theme that comes through quite clearly for the entire site bounded by Wentworth Street, Darley Road, Victoria Parade, and South Steyne is a village atmosphere. A floor space ratio of 3.2:1 for the Royal Far West component of this site is so excessive that the landscape summary document by Iscape landscape architecture is a mere one and a half pages and the landscape plan offered demonstrates scant landscaping without offering hard and soft landscape ratios relative to the site area. This is obviously the case because they are minimal. Indeed the landscaping is token, and obviously has not been a consideration when designing the scheme. As already stated, the proposed massing is inappropriate. As can be seen on page 28 of the Environmental Assessment document submitted with the application, figure 12, the built form at the corner of South Steyne and Wentworth Street will overwhelm South Steyne. It is felt that this building should be two

buildings each setback 6 metres for landscaping and the frontage stepped back 3500 above the first floor for two levels to four storeys. The proposal needs to reduce the floor space ratio over the Royal Far West site and thus reduce the impact of the massing. ***While Manly Council's proposal reduces the floor space marginally, it is still poorly conceived by attempting to impose the Business Zone guidelines on a part of Manly that is currently Zoned for Community uses, and is excessive for similar reasons.*** The proposed five storeys at the corner of Wentworth Street and South Steyne are considered inappropriate given the change of street alignment at this point. As can be seen by the current RFW school ground at this corner which again gives a sense of village ambience, excessive concrete bulk in town centres can and does detract from a sense of community.

7. IN SUMMARY

The Owners Corporation of 25 Wentworth Street, Manly, known as "The Peninsula" and representing approximately 400 residents in 162 apartments look forward to your considered and detailed response to our concerns at your earliest convenience, as summarised below

- 1. THE CURRENT LACK OF COMMUNITY CONSULTATION, EXPOSURE AND INPUT.**
- 2. THE CONCEPT PLAN - FURTHER COMMUNITY INPUT NEEDED AT DA.**
- 3. THE FUTURE ZONING SHOULD BE CONSCIOUS OF THE FACT THAT THE CURRENT ZONING IS FOR COMMUNITY PURPOSES.**
- 4. THE RESIDENTIAL ZONE DCP SHOULD BE UTILISED- NOT THE BUSINESS ZONE DCP.**
- 5. THE PROPOSED HOTEL- A SOCIAL & ECONOMIC IMPACT STUDY NEEDS TO BE OFFERED**
- 6. THE URBAN DESIGN ISSUES- THE PROPOSAL HAS EXCESSIVE BULK & SCALE.**

Yours Sincerely,

Philip Mudge

Philip Mudge

Planner/Surveyor

Property Consultant

25th November 2011

Enclosures: P. H Mudge- Qualifications & Experience

PHILIP MUDGE- QUALIFICATIONS AND EXPERIENCE

Town Planner, Surveyor, Project Manager, Property Consultant

Tertiary Qualifications and Further Studies.

- Bachelor Of Surveying (B Surv.) University of NSW
- Graduate Diploma in Urban Estate Management (Land Economics), (Gr.Dip.Urb.Est.Mgt),UTS Sydney.
- Graduate Diploma in Planning (Gr.Dip. Pl.), University of Technology (UTS), Sydney.
- Property Development Course, University Of Western Sydney.
- Development and Building Application Mediators Course, Australian Commercial Disputes Centre
- Real Estate Agents Licensing Course, University of Western Sydney
- Strata and Community Titles Managing Agents License, University Of Western Sydney.
- Stock and Station Agents Course, University Of Western Sydney.
- Valuer's Estate Master Development Feasibility Software Certificate Course

Previous Professional Memberships and Registrations

- Registered Surveyor- Board Of Surveyors NSW
- Member of The Planning Institute Of Australia- MPIA
- Member of The Institution Of Surveyors Australia- MIS Aust.

Professional Experience.

Registered Surveyor:

- Torrens, Strata , Community Title Subdivisions, Identification Certificate Surveys, Site Analysis Surveys, Certifications for Council, Building, Services and Road Set outs, AHD Heights and Template Set outs, Boundary Surveys and Marking, Boma Lease Areas.

Town Planner:

- Property Development Potential Reports, Development Applications, Council and Neighbour Negotiations, Statements of Environmental Effects, Land and Environment Court Advocacy and Statements of Evidence.

Licensed Real Estate Agent:

- Sales and Marketing, Websites and Internet Optimisation, Advertising and Brochure Script Writing.

Local Government Experience:

- Deputy Mayor and Councillor, Manly Council 1991-1995;
- Chairman-Manly Council Building and Environment Committee 1992,1995
- Chairman- Manly Council Landscape Management Committee 1992-1995
- Chairman- Manly Council Coastal Management Committee 1993-1995
- Chairman- Manly Futures Forum, 1994
- Notices of Motion, Manly Council, for Manly Town Centre Study 1993, Parking Study 1992, Manly Futures Forum 1994, Manly Corso Consultants Study.

Property Developments:

- 2 Apartments, 4 Storeys, 105 North Steyne, Manly
- 36 Apartments, 3 Storeys, Seachange Apartments, 32 -36 Crown Road, 65-67 Pavilion Street, Queenscliff. Australia's first 5 Star Acoustic rated Apartment Building.
- 12 Town Homes, 8 detached, 4 attached, Community Title Security Estate, Melaleuca Rise, 556-562 Pittwater Road North Manly

Chris King - Submission Details for John Hoffman

From: John Hoffman <john@johnhoffman.net>
To: <chris.king@planning.nsw.gov.au>
Date: 11/29/2011 10:30 AM
Subject: Submission Details for John Hoffman
CC: <assessments@planning.nsw.gov.au>



Planning &
Infrastructure

Disclosable Political Donation: no

Name: John Hoffman
 Email: john@johnhoffman.net

Address:
 17 Golf Parade

Manly, NSW
 2095

Content:

It is fantastic to see the NSW state government committed to upgrading the Royal Far West facility.

As a local resident, I hope the State government takes this rare opportunity to apportion a significant portion of the existing land to the local primary school, Manly Village Public School. The school is one of the oldest in Sydney, serving the local students for 150 years. It is an important part of the community and deserves more space to support its growing student population and provide the space for the current and future facilities necessary for a great school experience.

Other issues:

- I am concerned about the inclusion of a hotel and restaurants and possibly bars as this land area is allocated to country and local children.
- I am concerned that an 8 eight story building would be inconsistent with the current environment and set a benchmark to allow future developments to be that high, slowly turning Manly from a great tourist destination to a tacky gold coast feel.
- I am concerned about the increased traffic and the risk it brings to large number of children who use Manly Village Public School and Royal Far West.

IP Address: 78.162.111.203.syd.ntt.net.au - 203.111.162.78
 Submission: [Online Submission from John Hoffman \(object\)](#)
https://majorprojects.affinitylive.com?action=view_diary&id=23780

Submission for Job: #4258 MP10_0159 - Royal Far West Concept Plan
https://majorprojects.affinitylive.com?action=view_job&id=4258

Site: #2345 Royal Far West
https://majorprojects.affinitylive.com?action=view_site&id=2345

John Hoffman

E : john@johnhoffman.net

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Chris King - Submission Details for Lucy Flanagan

From: Lucy Flanagan <hellolucy@bigpond.com>
To: <chris.king@planning.nsw.gov.au>
Date: 11/28/2011 10:46 PM
Subject: Submission Details for Lucy Flanagan
CC: <assessments@planning.nsw.gov.au>



Planning &
Infrastructure

Disclosable Political Donation: no

Name: Lucy Flanagan
 Email: hellolucy@bigpond.com

Address:
 22 Pacific Pde

Manly, NSW
 2095

Content:

The form and scale of the proposed re-development of the Royal Far West site will convert hitherto educational land into a primarily retail/ commercial precinct.

The main use of the block bounded by Darley Rd, Wentworth St, Sth Steyne and Victoria Pde is for education and community facilities. The proposal is not in keeping with the current usage nor the needs of the local Manly community.

At a time when Manly Village Public School is experiencing unprecedented enrolments it seems incongruous that any state land within this block would be turned over to commercial enterprises.

It is acknowledged that RFW has a right to secure an income stream for its future, however this should not be sought in a form that will have such a profound negative impact on the local community.

As the council is well aware, Manly does not need yet another alcohol selling venue to fuel late-night violence and destruction of residents' property. Manly does not need more development that exceeds four storeys. Manly does not need a huge development which will generate more traffic. Traffic flows are already poor around the abovementioned streets. Is Manly capable of sustaining the negative traffic impact of the construction phase, let alone the traffic generated by the completion of such a development? It is time the amenity of the local community is put before the profits of developers piggy-backing their way onto a prime site through a charity desperate for funding.

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Submission: [Online Submission from Lucy Flanagan \(object\)](#)
https://majorprojects.affinitylive.com?action=view_diary&id=23762

Submission for Job: #4258 MP10_0159 - Royal Far West Concept Plan
https://majorprojects.affinitylive.com?action=view_job&id=4258

Site: #2345 Royal Far West
https://majorprojects.affinitylive.com?action=view_site&id=2345

Lucy Flanagan

E : hellolucy@bigpond.com

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Chris King - Submission Details for Andrew Furniss

From: Andrew Furniss <andy@furnissweb.com>
To: <chris.king@planning.nsw.gov.au>
Date: 11/11/2011 11:23 PM
Subject: Submission Details for Andrew Furniss
CC: <assessments@planning.nsw.gov.au>



Planning &
Infrastructure

Disclosable Political Donation: no

Name: Andrew Furniss
Email: andy@furnissweb.com

Address:
55 Darley Road

Manly, NSW
2095

Content:

While the re-development of the Royal West site will update this end of South Steyne, I object to the size and form of the proposed buildings. The 9 storey hotel in particular is taller than any buildings at this end of the Steyne and will cause problems of overshadowing Manly Public School and adjoining residential units. The 140 room hotel will bring additional traffic problems that are not factored into Manly Councils Manly2015 plan.

While I do not object to commercial use of the site, I would like the height and form of the buildings to be in-keeping with immediately surrounding properties - 5 stories.

IP Address: cpe-121-210-0-25.mnqy1.clt.bigpond.net.au - 121.210.0.25

Submission: Online Submission from Andrew Furniss (object)
https://majorprojects.affinitylive.com?action=view_diary&id=23033

Submission for Job: #4258 MP10_0159 - Royal Far West Concept Plan
https://majorprojects.affinitylive.com?action=view_job&id=4258

Site: #2345 Royal Far West
https://majorprojects.affinitylive.com?action=view_site&id=2345

Andrew Furniss

E : andy@furnissweb.com

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Chris King - Royal Far West Home Development Wentworth St Manly

From: Chris & Ralph Andreas <reandreas@bigpond.com>
To: <chris.king@planning.nsw.gov.au>
Date: 11/13/2011 6:05 PM
Subject: Royal Far West Home Development Wentworth St Manly

Chris, I am writing in protest to a number of aspects relating to this project which are:

- I understand Government Land is incorporated in the project and as far as I am aware there has been no explanation of what, if any financial benefit applies to the NSW taxpayer
- the initial lack of consultation with the Manly Community, particularly the adjoining residents, leaves one wondering why
- the proposed complex constitutes over development of the site
- the traffic congestion in the surrounding area will worsen significantly, both during but more importantly after completion of the work
- last but not least, the **proposed Car Park entry and exit location** almost directly opposite the Council car park is beyond belief, as it will cause massive traffic chaos particularly at weekends.

I accept that the RFW Home do probably need more modern facilities to carry on their valuable community work plus the cash windfall that probably will be generated BUT please let us have a development of reasonable proportions with sensible local traffic considerations. Ralph Andreas

Chris King - Submission Details for Colin Jarvis

From: Colin Jarvis <colin@jarwil.com.au>
To: <chris.king@planning.nsw.gov.au>
Date: 11/14/2011 12:38 PM
Subject: Submission Details for Colin Jarvis
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Colin Jarvis
Email: colin@jarwil.com.au

Address:
61 Rolfe Street

Manly, NSW
2095

Content:

I believe a nine storey building with the hotel and other accommodation will have severe detrimental impact on the already fragile infrastructure of the area proposed for development. The traffic and parking chaos must be addressed completely before the development should be allowed.

The height of the proposal will have major impact on the wind behaviour of the adjacent streets, wind tunnels will be created. Finally the shading of adjacent buildings and the Manly Village School will also have detrimental effects.

IP Address: d58-107-120-125.sbr27.nsw.optusnet.com.au - 58.107.120.125
Submission: Online Submission from Colin Jarvis (object)
https://majorprojects.affinitylive.com?action=view_diary&id=23097

Submission for Job: #4258 MP10_0159 - Royal Far West Concept Plan
https://majorprojects.affinitylive.com?action=view_job&id=4258

Site: #2345 Royal Far West
https://majorprojects.affinitylive.com?action=view_site&id=2345

Colin Jarvis

E : colin@jarwil.com.au

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Chris King - Planned RFW development,Manly

From: "Pat Roberts" <pender42@optusnet.com.au>
To: <chris.king@planning.nsw.gov.au>
Date: 11/14/2011 2:53 PM
Subject: Planned RFW development,Manly
CC: <office@hazzard.minister.nsw.gov.au>, <office@piccoli.minister.nsw.gov.au>

As residents at 5/6 Victoria Pde,Manly we are appalled at the magnitude of the planned development on the RFW site in Manly. Traffic congestion in Manly is already a major problem as is parking & the proposed huge development will,obviously add to those problems! Another hotel?We already have a plethora of pubs & bars & this one will be far too close to the school! Whatever happened to local consultation? We are not against development of the site,only the size on that restricted area.

Sincerely, Pat Roberts
Peter Rockey

Chris King - Far West redevelopment

From: <lpasdelion@co-ordinated.com.au>
To: <chris.king@planning.nsw.gov.au>, <office@hazzard.minister.nsw.gov.au>,
<office@piccoli.minister.nsw.gov.au>, <office@skinner.minister.nsw.gov.au>,
<office@pearce.minister.nsw.gov>
Date: 11/14/2011 3:31 PM
Subject: Far West redevelopment
CC: "Richard Schroder" <richard.schroder@kinapetroleum.com>

Having just received a letter drop on the proposed Far West redevelopment I would like to lodge my objection to such a damaging, stupid and short sighted proposal. We have enough high rise along the already unkempt beachfront. I live in Victoria Parade and on weekends cannot sleep due to street traffic and mainly people shouting and drunk. We do not need anymore of what was once a peaceful community being made into a place where wind rips down the street, views are impaired, rubbish and street pollution increases and enters into our homes. I want to be kept informed of all developments by email. I am appalled at such stupidity

<https://majorprojects.affinitylive.com/public/8bbfa0b415f32d2fd82ee3723be8db55/110817-RFW-CONCEPT%20PLAN-ISSUE%20D.pdf>

Linda Pas de Lion

Manager

Co-Ordinated Drafting Services Pty Ltd

Mob: 0439905744

www.co-ordinated.com.au

From: Simon Thomas Bell <scrs@three.com.au>
To: <chris.king@planning.nsw.gov.au>
Date: 11/15/2011 7:40 am
Subject: MANLY FAR WEST DEVELOPMENT

I VE LIVED IN MANLY ALL MY LIFE ,AND HAVE HAD TO WATCH AS ONE DEVELOPER AFTER ANOTHER HAS "TRIED" TO CON THE RESIDENTS THAT THIER PROJECT WILL BE GOOD FOR US ALL.
ALL WE VE GOT IS A MINI SURFERS PARADISE ,WITH NO PARKING ,DRUNKS DOING EXACTLY WHAT THEY WANT AT ALL HOURS ,THE BEACH BEING USED AS A GARBAGE TIP ,VIEWS BEING TAKEN

AWAY TO APPEASE HOLIDAY MAKERS.
IN SUMMER ,NOT BEING ABLE TO USE MANLY S FACILITIES WITH OUT COMPETING WITH THOUSANDS OF PEOPLE .
WE LIVE OPPOSITE A HOTEL,THE HOLIDAY MAKERS ARE OBVIOUSLY HERE FOR A GOOD TIME,SO PARTYING TILL ALL HOURS ON THIER BALCONIES IS A REGULAR OCCURRENCE,

"DONT WORRY ABOUT THE
RESIDENTS, IF THEY DON'T LIKE IT THEY SHOULD NT HAVE MOVED HERE".
THATS THE PROBLEM, A LOT OF RESIDENTS HAVE BEEN HERE FOR A LONG TIME.
WE NEED ANOTHER MOTEL/BAR/CLUB FACILITY LIKE A HOLE IN THE HEAD
THE PEOPLE I ASSOCIATE WITH ,HAVE A CONSTANT SUPPLY OF STORIES ,ALL TO DO WITH THE BAD MANAGEMENT OF MANLY,IN SOME CASES THEY ARE PACKING UP AND MOVING, I FIND THAT
OBSCENE ,THAT LONG TIME RESIDENTS/RATE PAYERS ARE BEING DRIVEN OUT ,ONCE AGAIN BY GREEDY DEVELOPERS ,COMMERCIAL BUSINESSES ,RUN BY PEOPLE WHO DONT ACTUALLY

LIVE IN MANLY AND COUNCILORS WITH AGENDAS THAT ARE IN NO WAY ,
GOING TO BE A BENEFIT TO MANLY AND ITS RESIDENTS
WE ARE ALL A BIT SICK OF IT .

MANLY USE TO HAVE A VILLAGE ATMOSPHERE , THE COUNCILORS STILL HAVE THE CHEEK TO PROMOTE IT THAT WAY, BUT OF COURSE "THEY DON' T LIVE IN MANLY "

REGARDS, SIMON BELL

Chris King - developement

From: Airdrie Strath <Airdrie.Strath@pandora.net>
To: "chris.king@planning.nsw.gov.au" <chris.king@planning.nsw.gov.au>
Date: 11/15/2011 8:27 AM
Subject: developement

Re:development 12-22 Wentworth St,Manly...the last thing we need at Manly is another hotel. I am a resident of Manly & live in units on the corner of Darley Rd & Wentworth St. Every time we have a walk we see the stains on the walls of the buildings from urinating drunks as well as pools of vomit. The council does not clean this up. The stains are getting worse & at times its like walking in a urinal. Please help us to stop this development, the Manly residents know Manly as Manly Village...the school should not be encroached on either...please help
Kind Regards,

Airdrie Strath
Customer Service Consultant
Mobile | Airdrie.Strath@pandora.net


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Chris King - Royal Far West Charity-- 12-22 Wentworth st Manly

From: "Bill Slobin" <slobin@bigpond.com>
To: <chris.king@planning.nsw.gov.au>
Date: 11/15/2011 8:43 AM
Subject: Royal Far West Charity-- 12-22 Wentworth st Manly
CC: <office@hazzard.minister.nsw.gov.au>, <office@piccoli.minister.nsw.gov.au>, <office@skinner.minister.nsw.gov.au>, <office@pearce.minister.nsw.gov.au>

Dear NSW Gov Members

Please register our strong opposition to the above planned re-development. Unlike your predecessors please involve community consultation prior to any further action.

W & S slobin

Chris King - Submission Details for Scott Lockett

From: Scott Lockett <luckett55@hotmail.com>
To: <chris.king@planning.nsw.gov.au>
Date: 11/15/2011 1:49 PM
Subject: Submission Details for Scott Lockett
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Scott Lockett
Email: luckett55@hotmail.com

Address:
55 Bower Street

MANLY, NSW
2095

Content:

I feel this development will increase noise and congestion, not to mention increase the level of traffic. There is already inadequate parking for visitors to Manly and this will exacerbate the problem

I also feel very unsure about the desirability of placing a hotel directly opposite manly Village Primary School. Firstly the additional traffic activity poses a heightened risk to the school. Secondly what is so perfect about the school is that it is relatively 'open' to the community. I would hate to see the need for heightened security measures that may be needed should a hotel be plonked on its doorstep.

The hotel and residential parts of the development will also add to the already crowded nature of South Steyne. Summer times will mean the beach becomes virtually inaccessible. This development will actively detract from the special and beautiful natural amenities Manly has to offer, and the environmental impact could be disastrous.

A development of this, if needed at all would be better placed further North.

IP Address: mail4.retailadventures.com.au - 210.8.196.242
Submission: Online Submission from Scott Lockett (object)
https://majorprojects.affinitylive.com?action=view_diary&id=23158

Submission for Job: #4258 MP10_0159 - Royal Far West Concept Plan
https://majorprojects.affinitylive.com?action=view_job&id=4258

Site: #2345 Royal Far West
https://majorprojects.affinitylive.com?action=view_site&id=2345

Scott Lockett

E : luckett55@hotmail.com

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Chris King - Far West Development 12-22 Wentworth St Manly NSW

From: steve b <sb393@hotmail.com>
To: <chris.king@planning.nsw.gov.au>
Date: 11/15/2011 2:31 PM
Subject: Far West Development 12-22 Wentworth St Manly NSW

Dear Mr King

Re: Far West Development Manly NSW

I wish to object in the strongest possible terms over the unsutability of the uses and scale of the proposed redevelopment at 12-22 Wentworth St Manly.

Whilst it is acknowledged that The Royal Far West has a special part in the history of Manly, their work is commendable and some balanced redevelopment of some of their site is timely, the current proposal is far beyond what is reasonable and what is necessary on such an important key site in Manly.

I was born in Manly, I have lived in Manly Municipality all my life and I currently live one block away from this proposed massive development.

With only 3 roads giving access through Manly the whole town centre becomes a traffic gridlock every weekend and every school dropoff and pickup time. Sunny weekends and regular popular weekends such as Food and Wine Festival and Manly International Jazz Festival reduce the traffic to an absolute standstill. The additional strain on local traffic congestion that will be caused by the scale of this proposal cannot be disregarded and cannot be justified for any reason.

Besides the obvious traffic disaster that will result from this overdevelopment there are also serious problems with the following:

Suitability of useage. (Another hotel and bar adjacent to Manly Primary school?)

Visual Impact. Lost views, lost privacy, harbour to ocean corridor character lost.

Acoustic Impact.

Wind Tunnel creation along Wentworth Street

Light and Shadow impact on adjacent areas.

Manly is a unique local environment bordered naturally on 2 sides by water in the space of 2 street blocks and bordered on a third side by a no-through road headland. This has helped make Manly such a popular drawcard for tourists for over 100 years. As such its planning needs unique and careful consideration. On so many grounds the scale of this proposal is much too large for Manly and any approval without significant reductions will be an assault on the unique "village" character of Manly and a crime against the Manly Community (past, present and future).

I ask you to take into account these unique aspects of Manly that past planners have had the wisdom to consider and I ask you to reject this development and insist that any redevelopment of this historic site be of an absolute minimum.

Would you please advise me of your position.

Yours faithfully

Steve Barnwell
33/10 Darley Road Manly NSW 2095

Chris King - Objection to plans for Royal Far West Development, Manly NSW 2095

From: <Suzanne_OShaughnessy@Dell.com>
To: <chris.king@planning.nsw.gov.au>, <office@hazzard.minister.nsw.gov.au>, <office@piccoli.minister.nsw.gov.au>, <office@skinner.minister.nsw.gov.au>, <office@pearce.minister.nsw.gov.au>
Date: 11/15/2011 5:44 PM
Subject: Objection to plans for Royal Far West Development, Manly NSW 2095

Hello,

As a resident of Manly, I would like to submit my objection to the planned development for the Royal Far West site.

Aside from the already heavy traffic in the general manly area, especially along the beachfront, this development will completely ruin the landscape of manly. It will be totally out of character along the beachfront. The thoughts of losing views that people pay extortionate rent and mortgages for is crazy!

Please please consider the residents of manly and stop this development.

Kind regards
 Suzanne



Suzanne O'Shaughnessy (formerly O'Gorman)
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Chris King - Objection to planned development of Royal Far West

From: Yolanda Bensdorp <yolliebensdorp@gmail.com>
To: <chris.king@planning.nsw.gov.au>
Date: 11/15/2011 6:17 PM
Subject: Objection to planned development of Royal Far West
CC: <office@hazzard.minister.nsw.gov.au>, <office@piccoli.minister.nsw.gov.au>, <office@skinner.minister.nsw.gov.au>, <office@pearce.minister.nsw.gov.au>

Good afternoon,

I am a resident in Manly and live on Wentworth Street. I was very concerned to learn of the massive redevelopment application of Royal Far West.

My concerns are as follows:

I choose to live in Manly because I love the Village like atmosphere, the stunning natural beauty and the fantastic lifestyle. I feel this is already being threatened by the big developments such as the new Coles Supermarket and apartments. The size and scope of the Royal Far West development would certainly destroy the Village feel. Manly could end up becoming another Surfer's Paradise with the beach completely overshadowed by horrible high rises. We CANNOT let this happen!

The development will create an huge amount of extra traffic in an already congested area. There is very limited parking and the dangers would increase greatly for our children with the proximity of Manly Village School to the development and the extra traffic this would cause.

The stunning views that can be enjoyed walking down Wentworth Street and Victoria Parade will be lost or at the very least diminished. Wentworth Street will suffer loss of acoustic privacy, visual privacy and the wind tunnel effect will greatly increase.

As a resident who has had to put up with the construction over the last year of the Coles development it truly distresses me to think of another several years of dust, noise and construction of the largest development ever undertaken in Manly taking place on my street and in my community. I am very distressed that these issues are taken out of the hands of the local council and it seems that money talks and loop holes are found. I truly hope the community will be heard and considered as the most important voice.

Kind regards

A concerned Manly local, voter and rate payer.