

Chris King - Submission Details for amanda schmidt

From: amanda schmidt <renton_schmidt@iinet.net.au>
To: <chris.king@planning.nsw.gov.au>
Date: 11/22/2011 9:04 PM
Subject: Submission Details for amanda schmidt
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: amanda schmidt
Email: renton_schmidt@iinet.net.au

Address:
5/24-26 Wood Street

Manly, NSW
2095

Content:

This site is public land owned by the people of NSW. The adjoining Manly Village Public School is in serious need of additional space to accommodate rapidly growing pupil numbers currently, and those expected over the next 10-20 years. Due to the recent BER Project, the open space area available for the children has decreased whilst pupil numbers have increased, leading to overcrowding.

A balance should be struck between the needs of the Far West Scheme and those from our local community who live locally and attend the school. A portion of the land freed up by the demolition work could be transferred over to the school or made available jointly to both schools as open space, retaining a smaller land area for the Far West Scheme's building development. Given the proposed height of the new accommodation to be erected, ample space would still be available for all.

An additional benefit of sharing open space between Manly Village Public School children and children attending Far West is that it connects remote and urban communities in a real and positive way.

Thank you.

IP Address: 124-171-32-252.dyn.iinet.net.au - 124.171.32.252
Submission: Online Submission from amanda schmidt (comments)
https://majorprojects.affinitylive.com?action=view_diary&id=23524

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

amanda schmidt

E : renton_schmidt@iinet.net.au

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Chris King - Submission Details for Melissa Thomas

From: Melissa Thomas <andrewmelissa2002@yahoo.com.au>
To: <chris.king@planning.nsw.gov.au>
Date: 11/23/2011 2:07 PM
Subject: Submission Details for Melissa Thomas
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Melissa Thomas
Email: andrewmelissa2002@yahoo.com.au

Address:
6 Rolfe Street

Manly, NSW
NSW

Content:

This site is public land owned by the people of NSW. My three children attend the adjoining Manly Village Public School which is in serious need of additional space to accommodate rapidly growing pupil numbers currently, and those expected over the next 10-20 years. Due to the recent BER Project, the open space area available for the children has decreased whilst pupil numbers have increased, leading to overcrowding.

A balance should be struck between the needs of the Far West Scheme and those from our local community who live locally and attend the school. A portion of the land freed up by the demolition work could be transferred over to the school or made available jointly to both schools as open space, retaining a smaller land area for the Far West Scheme's building development. Given the proposed height of the new accommodation to be erected, ample space would still be available for all.

An additional benefit of sharing open space between Manly Village Public School children and children attending Far West is that it connects remote and urban communities in a real and positive way.

IP Address: d58-106-84-103.sbr801.nsw.optusnet.com.au - 58.106.84.103
Submission: Online Submission from Melissa Thomas (comments)
https://majorprojects.affinitylive.com?action=view_diary&id=23558

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

Melissa Thomas

E : andrewmelissa2002@yahoo.com.au

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Chris King - Submission Details for Kathy Ostin

From: Kathy Ostin <kathyostin@kpmg.com.au>
To: <chris.king@planning.nsw.gov.au>
Date: 11/24/2011 10:03 AM
Subject: Submission Details for Kathy Ostin
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Kathy Ostin
Email: kathyostin@kpmg.com.au

Address:
36 Malvern Ave

Manly, NSW
2095

Content:

This site is public land owned by the people of NSW. The adjoining Manly Village Public School is in serious need of additional space to accommodate rapidly growing pupil numbers currently, and those expected over the next 10-20 years. Due to the recent BER Project, the open space area available for the children has decreased whilst pupil numbers have increased, leading to overcrowding.

A balance should be struck between the needs of the Far West Scheme and those from our local community who live locally and attend the school. A portion of the land freed up by the demolition work could be transferred over to the school or made available jointly to both schools as open space, retaining a smaller land area for the Far West Scheme's building development. Given the proposed height of the new accommodation to be erected, ample space would still be available for all.

An additional benefit of sharing open space between Manly Village Public School children and children attending Far West is that it connects remote and urban communities in a real and positive way.

Thank you.

IP Address: - 203.30.93.233
Submission: Online Submission from Kathy Ostin (comments)
https://majorprojects.affinitylive.com?action=view_diary&id=23588

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

Kathy Ostin

E : kathyostin@kpmg.com.au

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Chris King - RE: Extension of comments/objections to Royal Far West Development

From: "James Family" <james.clan@optusnet.com.au>
To: "Chris King" <Chris.King@planning.nsw.gov.au>
Date: 11/9/2011 8:46 PM
Subject: RE: Extension of comments/objections to Royal Far West Development

Thank you Chris,

I tried again but still no success with the link – I can locate the development but there is no option to write a comment/objection.

The fact is that this development is so large it has a significant impact on views, sunlight, traffic, and noise, but the objection I wanted to specifically address in this submission was the rezoning to allow a hotel in this campus of schools.

When we moved to Manly Peninsula apartments the block opposite contained a nursing home (Drummond House), two schools (Royal Far West) at the beach end and Manly Public School within the same block. Playgrounds marked the beginning and end of the block. There is a low cost boarding house where a number of talented individuals who do not have significant financial resources can live and appreciate the benefits Manly has to offer. And there is a community centre. We feel privileged to be part of the community in Wentworth St.

The nursing home is no longer there, which saddened us but we accepted that the Royal Far West was about caring for kids from the West and that the buildings were being used for that purpose so we said nothing. We are supporters of Royal Far West Home and have donated to their cause.

Why is it that a hotel would be allowed on this site with two schools on the same block?

Best regards

V James

Unit 331, Peninsula Apartments, 25 Wentworth St, Manly

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

From: Chris King [mailto:Chris.King@planning.nsw.gov.au]
Sent: Wednesday, 9 November 2011 10:30 AM
To: James Family
Subject: Re: Extension of comments/objections to Royal Far West Development

Good Morning Mr James,

My understanding is that the exhibition site for the Royal far West proposal remains open for submissions and I provide a direct link for your information.

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4258

Should you have any issues with lodging a submission then I recommend that you forward either a postal submission to my attention at the below address or email me direct with your submission.

I note that the exhibition for formal submissions closed on 4 November, however it is most likely that this exhibition is to be extended until the end of November.

Chris King
 Assessment Officer
 Metropolitan & Regional Projects South
 NSW Department of Planning & Infrastructure
 GPO Box 39 | Sydney NSW 2001
 T 02 9228 6430

Chris,

A photo is also attached – if the development proceeds as proposed - nine storey hotel and then five storeys all the way to the boundary of the street, we will have very little sunlight or skyline as you can see.

I am writing to ask what rights we have as residents in Wentworth St living in the Peninsula apartments, facing the Royal Far West development. We received an from another Peninsula resident informing us that this development doesn't need to go through any of the usual processes.

A photo of our outlook taken this morning is attached. If the development proceeds we will lose 80% of our view and the sky and sunlight which currently streams in over the third storey of the Royal Far West school in the early morning, before 9am.

I have made a submission, but can this design be negotiated to consider the existing residents? And another hotel – nine storeys with the associated traffic, noise and bulk?

An exit into Wentworth St when the congestion is already significant with cars entering and exiting the public car park?

While the Elsie Hill building is not an attractive one, I have been thankful that low cost housing has been part of the Royal Far West Home campus. My understanding is that there will be no low cost housing available within the new development. It seems that this proposed development has no desire to take into account the social and lifestyle impact of anyone else in the community. Is this the mission of the Royal Far West Home?

Thank you

Vivienne James

Unit 33 I, Beachside Pensinsula
25 Wentworth St, Manly
0448 442 855

VIVIENNE JAMES 09/11/2011



Chris King - Royal farwest children's home development

From: "Loretta & Geoff Percival" <percival@snowy.net.au>
To: <chris.king@planning.nsw.gov.au>
Date: 11/9/2011 9:49 AM
Subject: Royal farwest children's home development

Dear Mr King

We have an apartment (Lot 81) in the Peninsula in Wentworth Avenue Manly and I would like to state my objections to the development for the RFWH.

Many at the Peninsular will lose their view totally and only some a small amount
I will lose light and sun

I will have major shadows on my unit as will others

We've paid good money for these units for a lifestyle we want to enjoy and do not want to be stressed by losing this 'village feel'.

There will be extra cars, noise, pollution, and people.

This is a major development.

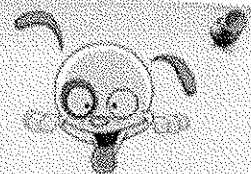
The children of the bush have been looked after so well at this location particularly as it is close to one of most magnificent beaches in Australia and ferries unique to Sydney.
Why change something that has been so good for so long.

Our home is in Cooma NSW, in the bush, and we love being in Manly because of the beach, walks, flora and fauna, and its lifestyle so let's not destroy Manly because of money.

Loretta Percival
9 Maneroo Place
Cooma NSW 2630

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Chris King - Submission Details for Michael Taylor

From: Michael Taylor <michaelt@morrisoncarr.com>
To: <chris.king@planning.nsw.gov.au>
Date: 11/4/2011 3:55 PM
Subject: Submission Details for Michael Taylor
CC: <assessments@planning.nsw.gov.au>



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Infrastructure

Disclosable Political Donation: no

Name: Michael Taylor
Email: michaelt@morrisoncarr.com

Address:
58 Darley Road

Manly, NSW
2095

Content:

I am extremely concerned that the new development, the largest ever proposed in Manly, is far too large for this site, and would dramatically exacerbate the existing traffic congestion in the area.

There has still been no meaningful community consultation in relation to the DA.

I therefore request that it be rejected in its current form and that the closing date for final submissions be extended by one month.

IP Address: cpe-58-173-13-6.ecxf2.clt.bigpond.net.au - 58.173.13.6

Submission: Online Submission from Michael Taylor (object)
https://majorprojects.affinitylive.com?action=view_diar_y&id=22679

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

Michael Taylor

E : michaelt@morrisoncarr.com

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Chris King - Submission Details for Terry le Roux

From: Terry le Roux <terry.leroux@bigpond.com>
To: <chris.king@planning.nsw.gov.au>
Date: 11/4/2011 4:28 PM
Subject: Submission Details for Terry le Roux
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Terry le Roux
 Email: terry.leroux@bigpond.com

Address:
 Unit 3

BALGOWLAH, NSW
 2093

Content:

My submission is based on a review of the document provided by the Royal Far West Hospital Exhibition at Manly Library and reading the documents contained in the website of the Major Projects Division of the Department of Planning in the Government of NSW.

1. In the community consultation process (see document "Summary of community stakeholder briefings Conducted 31 March 2011") the consultation was with selected "stakeholders". The wider Manly Community is a key stakeholder and there was no attempt to seek the views of the wider community. The community in Manly has lived with and embraced the Royal Far West Hospital and the children for many years. What we have lived with for a long time is being replaced with a massive commercial operation in which the facilities for the children and their families will be a small part. The proposed development is not a replacement of the existing facilities, but a large and imposing development in which there appears to be no increase in the capacity to house and treat the children. In addition, the school that the children were able to attend is being removed from the site. This invites the questions: Where will the children attend school? Has the State Government sold (or does it intend to sell) the land on which the Royal Far West School is currently located? All this is proposed to happen without the community of Manly having been properly consulted.

2. The Elsie Hill Building has for many years provided low cost temporary housing in Manly for vulnerable people. The development proposes not to replace the facility - and this is being done without any reference to the wider community.

IP Address: cpe-124-176-103-65.lns4.ken.bigpond.net.au - 124.176.103.65
 Submission: Online Submission from Terry le Roux (object)
https://majorprojects.affinitylive.com?action=view_diary&id=22687

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

Terry le Roux

E : terry.leroux@bigpond.com

Chris King - Submission Details for Pradnya Bhandary

From: Pradnya Bhandary <pradnya@bryte.com.au>
To: <chris.king@planning.nsw.gov.au>
Date: 11/4/2011 8:17 PM
Subject: Submission Details for Pradnya Bhandary
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Pradnya Bhandary
Email: pradnya@bryte.com.au

Address:
250/25 Wentworth St

Manly, NSW
2095

Content:

We are very concerned with the Far West development and the impact it will have on the traffic and the parking availability. Our apartment does not have parking and we rely on off street parking. There will be an overflow of parking on to the streets from this development as the proposed parking arrangements are inadequate. Moreover the traffic in Wentworth St will increase substantially and cause constant delay, confusion and lack of vehicle and pedestrian safety. We object to this development.

IP Address: c220-239-108-104.belrs4.nsw.optusnet.com.au - 220.239.108.104
Submission: Online Submission from Pradnya Bhandary (object)
https://majorprojects.affinitylive.com?action=view_diary&id=22706

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

Pradnya Bhandary

E : pradnya@bryte.com.au

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Chris King - Submission Details for RAYMOND TYM

From: RAYMOND TYM <tonytym@optusnet.com.au>
To: <chris.king@planning.nsw.gov.au>
Date: 11/2/2011 5:38 PM
Subject: Submission Details for RAYMOND TYM
CC: <assessments@planning.nsw.gov.au>
Attachments: Appt 332 View.pdf



Disclosable Political Donation: no

Name: RAYMOND TYM
 Email: tonytym@optusnet.com.au

Address:
 332/25 Wentworth St

MANLY, NSW
 2095

Content:

gentl would like to support the following comments submitted by Mr Alex Reid, which I believe are a factual and cogent response to the proposed development on the property owned by the Royal Far West Home, situated in Wentworth St, Manly.

Mr Reid's letter, inter alia, read as follows :-

The site will be around 9 plus storeys in some parts, and a 164 room Hotel will be built there too, and around 40 apartments also, and the Far West non-profit organisation will then fit the home in around the hotel, bars, retail and apartments being built there

Many at the whole Peninsular will lose their view totally, or up to 80% plus

Many here will lose light and sun

Many here will have major shadow on their units

Many here will be stressed by the development, and the disruption and overcrowding of the village feel, and the list goes on and on as to how this major development will affect all of us here

The area will become a major site of many people and more noise, e.g. the Hotel could build a bar like Manly Winery or even a pub there too

Manly Council has had to approve the development, even though outside the guide lines they impose on the Manly community, as it is a State decision

We could see the start of building in 18-24 months and it would take that time also, to build the complex, up to 2 years to have dust, noise and chaos here

The roads will be congested and the noise will be unbearable, and road closures during council festivals will add even more drama to all of us here

We were not sent proper notification of this development but a general letter addressed to the owners, which many owners would not have received, as they rent the property, and many could have thrown out, not realising the huge impact this will have on everyone here, many objected at the meeting re the sly way this has been handled the community will suffer as many community areas will be disrupted, or closed, or demolished

The primary school will suffer, stressed kids and more traffic, not good

the Far West Kids will suffer, and not be accommodated, and then not see the ocean as the hotel and apartments will be given priority

No public parking will be given, but noted at the meeting, so a 2 storey underground car park will be built for hotel and new apartment dwellers, with the entry and exit close to the council car park, causing major congestion, and more accidents

This will be the biggest development to date here in Manly, and we do not know enough in regard to this, as very underhanded way of sliding this through, and i urge all to please object to this development, by the 4th of November 2011, not a lot of time given, if you feel the same

then of course our rates will go up and many other difficulties also

Drummond House and 2 medical buildings will stay, as they are Heritage Listed, and all else built around them to maximum boundaries and height.

Attached is a photograph taken from our balcony, of Unit 332/25 Wentworth St, which is in the centre of the 3 units on the third level of the Peninsula Building, (Beachside), and facing Wentworth St, indicating a loss of approximately half of our view of the beach, as indicated by a person holding a white marker at proposed new boundary of the development in the centre of the picture.

Yours faithfully,

Raymond and Robin Tym

332/25 Wentworth St,

Manly. NSW. 2095

Ph 9977 8330

IP Address: d58-106-87-89.sbr801.nsw.optusnet.com.au - 58.106.87.89

Submission: Online Submission from RAYMOND TYM (object)

https://majorprojects.affinitylive.com?action=view_diary&id=22472

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

RAYMOND TYM

E : tonytym@optusnet.com.au

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RAYMOND T.M. PHOTO

Chris King - Submission Details for James Mitchell

From: James Mitchell <jimmit1@optusnet.com.au>
To: <chris.king@planning.nsw.gov.au>
Date: 11/3/2011 10:02 AM
Subject: Submission Details for James Mitchell
CC: <assessments@planning.nsw.gov.au>



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Disclosable Political Donation: no

Name: James Mitchell
Email: jimmit1@optusnet.com.au

Address:
13 Ashburner St Manly NSW 2095

Manly, NSW
2095

Content:

We are generally supportive of the proposed development and have no objections to the 9 story building infact could be one or two stories higher to avoid a 'flat roof top Manly'. The works is compatable with the adjoining properties both in height and uses.

However there is a severe lack of 'on site parking' for the home staff & visitors, hotel,apartments, cafe's etc. It could be doubled and still be inadequate. Surrounding streets are full to capacity from dawn to sunset and its a pipe dream thinking users will come by public transport as one only needs to survey the present staff practices and users of the adjoining Saville Hotel.

We are therefore supporters and objectors

We wish Far West Homes well in acheiving its objectives.

Jim & Val Mitchell
13 Ashburner St
Manly

IP Address: d58-106-86-140.sbr801.nsw.optusnet.com.au - 58.106.86.140
Submission: Online Submission from James Mitchell (comments)
https://majorprojects.affinitylive.com?action=view_diary&id=22493

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

James Mitchell

E : jimmit1@optusnet.com.au

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Chris King - Submission Details for Jacqueline Reid

From: Jacqueline Reid <anjreid@gmail.com>
To: <chris.king@planning.nsw.gov.au>
Date: 11/3/2011 10:18 AM
Subject: Submission Details for Jacqueline Reid
CC: <assessments@planning.nsw.gov.au>



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: Jacqueline Reid
Email: anjreid@gmail.com

Address:
PO Box 1041

Manly, NSW
1655

Content:

While the upgrading of the Royal Far West facility is welcomed the bulk of the proposed development is commercial. This corner of Manly does not need more high rise and little extra bulk, it already becomes congested with traffic which would come to a standstill should such a development go ahead. And why a large hotel with (no doubt) bars mixed up with a Children's facility

IP Address: cpe-58-168-194-119.lns3.win.bigpond.net.au - 58.168.194.119
Submission: Online Submission from Jacqueline Reid (object)
https://majorprojects.affinitylive.com?action=view_diary&id=22495

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

Jacqueline Reid

E : anjreid@gmail.com

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Chris King - Submission Details for Ann Cameron

From: Ann Cameron <oaklon@bigpond.net.au>
To: <chris.king@planning.nsw.gov.au>
Date: 11/3/2011 11:17 AM
Subject: Submission Details for Ann Cameron
CC: <assessments@planning.nsw.gov.au>



Planning &
Infrastructure

Disclosable Political Donation: no

Name: Ann Cameron
 Email: oaklon@bigpond.net.au

Address:
 48 Bower St

Manly, NSW
 2095

Content:

I have viewed the plans and associated documents and wish to raise the following issues.

- 1) the height, bulk and scale of the development is totally inappropriate for Manly and if development is to proceed it should comply with Council's requirements
- 2) The use of Part 3A by a not for profit organisation in a special use zone sets a very bad planning precedent
- 3) The RFW Charter probably does not extend to teh commercial redevelopment of this land
- 4) The traffic implications in peak periods have not been adequately assessed and to located the main car park entrance directly opposite the coles car park entrance shows how little the traffic engineers have seriously considered the issue
- 5) the location of th e RFW to the rear of the site with a playground totally surrounded by tall buildings is totally unforgiveable
- 6) absolutely no mention has been made of the future of Elederlie House residents who will be displaced
- 7) Drummond House will be totally overwhelmed by the development as will Manly village School
- 8) the lack of consultation with stakeholders is staggering with the RFW School and Manly Village School having not sited the plans until the open day which appears to have been hastily organised.

IP Address: cpe-121-210-1-193.mnqy1.cht.bigpond.net.au - 121.210.1.193

Submission: Online Submission from Ann Cameron (object)

https://majorprojects.affinitylive.com?action=view_diary&id=22510

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

Ann Cameron

E : oaklon@bigpond.net.au

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Chris King - Submission Details for David Jacobson

From: David Jacobson <David@bja.net.au>
To: <chris.king@planning.nsw.gov.au>
Date: 11/3/2011 2:47 PM
Subject: Submission Details for David Jacobson
CC: <assessments@planning.nsw.gov.au>



Planning &
Infrastructure

Disclosable Political Donation: no

Name: David Jacobson
 Email: david@bja.net.au

Address:
 37-39 The Corsep

Manly, NSW
 2095

Content:

The proposal is a simple volumetric sketch of the scale & land uses proposed. As such it is clearly out of keeping with the scale of the surrounding area with height and floorspace ratio in excess of the prevailing development standards / surrounding area.

The scale and indication of architectural design is poorly mapped to the heritage buildings in Wentworth St and the Steyne / Victoria st corner.

There appears to be little correspondence to Manly Council Urban design guidelines which proposed some public open space opposite Rialto square.

The height of Building I on Wentworth St opposite Rialto Square is clearly visible and excessive without any street front scaled modulation or screening.

The playground for the Far West Health Scheme children is buried deep inside the development and will be in constant shade during the winter months.

For such an important site, this is a very sketchy submission which fails to look seriously at streetscape or urban design issue. As a concept plan, these should have been given more consideration at this early stage.

The development standards developed by Manly Council for the site should be regarded as the maximum and the streetscape & qualitative guidelines given more consideration.

The proposal can not be supported in its current form.

IP Address: 25-104-141-114.static-dsl.realworld.net.au - 114.141.104.25

Submission: Online Submission from David Jacobson (object)
https://majorprojects.affinitylive.com?action=view_diary&id=22537

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

David Jacobson

P : 02 9977 7648
 F : 02 9977 0295
 E : David@bja.net.au

Chris King - Royal Far West Expansion Concept Plan (MP10_0159)

From: LM <lmolivo4@gmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 11/3/2011 1:24 PM
Subject: Royal Far West Expansion Concept Plan (MP10_0159)

Dear Mr King

Environmental Assessment Exhibition - Royal Far West Expansion Concept Plan, South Steyne and Wentworth St, Manly (MP10_0159)

As an owner of a neighbouring property and long time Manly-Warringah resident, I wish to register my strong objections to the proposed development of the Royal Far West (RFW) site. The main reasons include:

Inappropriate development of the zone

The site is zoned 'Special Use - Children's Home' and offers one of the few remaining locations in NSW for disadvantaged children to benefit from beachside respite. However, the proposed development would have most of this unique site developed to provide hotel, retail and residential use, rather than for the purpose of childrens' respite. Manly is already well supplied with hotel, retail and residential developments. It is also of great concern that the proposed development by RFW does not appear to conform to development controls that are in place for other hotel and residential developments in neighbouring Manly zones.

Overdevelopment of the site

The height and scale of the proposed development is completely at odds with neighbouring buildings and will produce an imposing frontage from both beachfront and from Wentworth St. The beachfront at Manly is an icon admired by visitors and locals and it is complemented by the current low-rise building frontages. However, the RFW proposal will create an imposing and architecturally unappealing view of a "city within a village" from the beachfront and from street level. Surely building approvals these days need to take full consideration of the visual impact on the existing public domain? The proposed development will destroy the public amenity of this very special location.

The application for 7 and 9 storey buildings over this relatively small site, as well as the height of the proposed perimeter buildings, needs to be reduced to a scale in keeping with the locality. Also, the perimeter buildings are shunted too close to the site boundaries, providing insufficient set-back, which is again not in keeping with the beachside locality.

Furthermore, the height and scale of the proposed RFW development will negatively impact *all* neighbouring residents, but particularly those facing the loss of views, outlook and daylight. If this development proceeds, it may set a terrible precedent that will lead to Manly resembling the Gold Coast.

Increased traffic congestion

The volume of hotel, residential and visitor traffic *that will most certainly be increased* by the RFW development will place strain on South Steyne and Wentworth St, which are already congested, particularly on weekends. The corner of these streets has two busy pedestrian crossings which are already risky for people to cross, given the current volume of traffic. These crossings are frequented by children going to the beach or the primary school 80m down the road. It's extraordinary that the congested intersection of Wentworth St and South Steyne is not considered in the traffic report in the application. *It's even more alarming that the RFW proposal has a single vehicle entry/exit point for the development*, and that it is on Wentworth St. This street is already facing increased numbers of

cars, given the current construction of the Coles/residential building, which will generate more customers and residents entering and exiting onto it.

Parking spaces are insufficient

Given the volume of hotel, residential and retail users that would make use of the RFW development (approx 220 guests and 60 staff), the provision of 184 spaces will be insufficient. Therefore, *there will be extra demand placed on the existing limited parking available in Manly*, which is unacceptable. In contrast, other recent local developments, such as the Pacific Waves building, have created extra parking spaces available for community use. The argument in the RFW proposal that the *minimal levels of onsite parking provided in the development is justified*, due to the high public transport accessibility of the site, and opportunities for car sharing, *is not realistic*.

I strongly urge that these fundamental problems in the application are properly addressed. This particular locality on Manly beachfront is iconic and must not be destroyed by overdevelopment, done in the name of 'conformance' with strategic policy documents that call for concentration of high density housing. *The village of Manly does not need a RFW-city on its beachfront.*

Thankyou

L.Murtagh

Owner: 306/25 South Steyne

Contact: PO Box 196, Collaroy 2097

Chris King - Submission Details for Vivienne James

From: Vivienne James <james.clan@optusnet.com.au>
To: <chris.king@planning.nsw.gov.au>
Date: 11/4/2011 11:17 AM
Subject: Submission Details for Vivienne James
CC: <assessments@planning.nsw.gov.au>



Planning &
Infrastructure

Disclosable Political Donation: no

Name: Vivienne James
Email: james.clan@optusnet.com.au

Address:
Unit 331

Manly, NSW
2095

Content:

The proposed height and bulk of the Royal Far West Hotel Development is imposing and totally unfair on the residents who live here. The building as proposed will cast shadows over the South Steyne beach and promenade above the beach in the late afternoon, a time when commuters can enjoy the extended daylight hours.

When at the beach after work, around 6.30pm, the sun currently shines over the Royal Far West School buildings onto the promenade and the sand at South Steyne - where the flags are usually located. People gather at this popular location, tourists and residents alike, where the sun is still available between and above current buildings. Please ensure that within the specifications of the development, this is taken into account.

IP Address: d175-39-39-187.sbr801.nsw.optusnet.com.au - 175.39.39.187
Submission: Online Submission from Vivienne James (comments)
https://majorprojects.affinitylive.com?action=view_diary&id=22655

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

Vivienne James

E : james.clan@optusnet.com.au

Powered by [AffinityLive](#): Work. Smarter.

Chris King - Fwd: FW: Royal Far West proposal - shadow impact concern

From: Anthony Witherdin
To: Chris King
Date: 11/7/2011 11:33 AM
Subject: Fwd: FW: Royal Far West proposal - shadow impact concern

>>> Ministerial Correspondence Unit 7/11/2011 11:17 am >>>
Anthony - note and file - no reply required.

Richard Hammond.

>>> Kacey Cogle <Kacey.Cogle@minister.nsw.gov.au> 11/7/2011 9:58 am >>>
submission

From: Anne Howard [mailto:howard_anne@hotmail.com]
Sent: Sunday, 6 November 2011 8:25 PM
To: Public Hazzard's Office Email
Subject: Royal Far West proposal - shadow impact concern

Anne Howard
4 Tobruk Ave
Allambie Hts

Dear Mr Hazzard,

I wish to register my concern about the potential shading on South Steyne, Manly Beach from the proposed 5 story residential and 9 story hotel buildings for the Royal Far West site bounded by Wentworth St, South Steyne and Victoria Pde Manly.

Whilst the shadow diagrams show shading in winter, the shading on Manly Beach in the afternoon in spring, and autumn, as well as summer should be considered.

I object to such a structure casting shadow on the south end of Manly Beach at any time of the year, as appears could be possible with this proposal.

Anne Howard

Brigitte Mueller
305/25 South Steyne Manly
Tel 9949 5969
Email: gittainsydney@gmail.au

4th November 2011

Director, Metropolitan & Regional Projects South
NSW Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Mr Chris King, Contact Officer Major Projects Assessment

Email: plan_comment@planning.nsw.gov.au

Dear Sir,

**Royal Far West Expansion Environmental Assessment Exhibition
South Steyne and Wentworth Street, Manly (MP 10 _0159)
Objection to Concept Plan**

I lodge an objection to the development proposed in the exhibited Royal Far West Expansion Concept Plan as an adjacent property owner in Wentworth Street.

My primary objections are to the impact the massive over-development will have on increasing traffic to the centre of Manly and the loss of designated resident on-street parking in Wentworth Street.

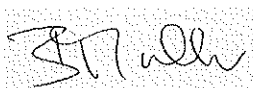
Manly town centre is already often at saturation levels and beyond its holding capacity for traffic. This is most evident on the number of times when South Steyne is closed to traffic to allow major events held on the beachfront throughout the year. Traffic banks up on both sides of Manly and it can take an hour to exit or enter through the town centre. The large increase in accommodation on site resulting from the development will draw more cars into the centre of Manly.

I request that a comprehensive independent traffic study be prepared during the period when a major event is held in Manly and South Steyne is closed to traffic.

I object to the loss of the small number of designated car spaces for residents of the Isthmus zone that are currently provided on the south side of Wentworth Street for residents who do not have off-street parking. The number of these scarce spaces will be reduced as a result of the new entry being provided to the Royal Far West development.

I request that alternative spaces be provided to compensate for the loss of the Isthmus resident car spaces in Wentworth Street.

Yours sincerely



Brigitte Mueller

Chris King - Re: Royal Far West Expansion Concept Plan, South Steyne and Wentworth St Manly (MP10_0159)

From: "Carol Taggart" <ctaggart@taggartgroup.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 11/4/2011 3:15 PM
Subject: Re: Royal Far West Expansion Concept Plan, South Steyne and Wentworth St Manly (MP10_0159)

Hi

My name is **Carol Taggart** and my husband **James Taggart** are the owners of a unit at **432/25 Wentworth St Manly**. We have just been made aware of a development in the planning process to take place across the road from our unit.

I write to you today to ask for an extension of time to prepare a submission to refute the development in its current form, I am so surprised at the planning process and the lack of communication we have received and am quite shocked that this could come up upon us so quickly I am bitterly upset about the planning process or lack of it.

I do not support the development and the reasons for this are written below:-

I feel the planning of this has been very secretive and I do not feel the planning of this has been fair and reasonable.

I feel many of the residents at the Peninsular will lose their view we will be losing 50% of our view

We will lose light and sun from our unit

We will have major shadowing in our unit

We will be stressed with the noise and the dirt and the dust. I feel this development being the size of it will take many years to complete and I am concerned with our quality of life during this time.

We are also concerned with the traffic already it is unbearable with the influx of people wanting to gain access to the development and the same time as the many units at the Peninsula.

My husband and I have worked very very hard through out lives and this unit was for us to retire I feel all our dreams have been taken from us we are so hurt by this.

I would ask for more time to prepare a submission.

I have not paid any reportable political donations.


Regards,

CAROL TAGGART | FINANCIAL CONTROLLER

The Taggart Group Pty Ltd | Website: <http://www.taggartgroup.com.au/>

ABN: 11 003 493 712 | AFSL: 245533

Direct Line: (02) 8858 0000 | Fax: (02) 9894 8599 | Switch: (02) 9894 9155

 please don't print this e-mail unless you really need to.

CAUTION:

FAX TO 02 9228 6455

Apartment 735
The Peninsula
25 Wentworth St
Manly NSW 2095
Phone 02 9976 6172
Fax 02 9976 6173
E Mail fitzfam@bigpond.net.au

**Patricia & Brian
Fitzgerald**

Major Projects Assessment,

Dept Planning & Infrastructure,

GPO Box 39

Sydney NSW 2001

Re: Royal Far West Concept Plan, Manly MP10_0159

Dear Sirs,

We live in the Peninsula Apartments directly across Wentworth St from the proposed redevelopment. I am secretary & treasurer of the Owners Corporation, strata plan 63767

We wish to lodge objections to the redevelopment of above.

1. Firstly the Peninsula residents are particularly disturbed at not being invited to attend the meeting of stake holders for the project in March 2011, as it is obvious that a development of this type & size in close proximity to Peninsula will have a significantly negative impact on the residents with loss of views, traffic problems etc.
2. The plan to build retail shops & apartments in a five story building right on the corner of Wentworth St & South Steyne is an over development of an area which is now open & has an expansive view of the beach and promenade from along Wentworth St. This will close in the aspect all along Wentworth St for visitors, locals & Peninsula residents who front onto Wentworth St. We feel a redesign of this area is essential.
3. The traffic study is an absolute farce. Although it says it was conducted as per RTA guidelines (as I am advised) it was carried out in peak hours during Monday to Friday when traffic in this area is light. The main traffic peak is in the weekends when there is a great volume of traffic along Wentworth St entering the council car park, turning into & from South Steyne and large numbers of pedestrians on the Wentworth St, Rialto Lane & South Steyne crossings. This combined activity causes great line ups and delays along both streets.
4. The position of vehicle entry and exit for car parking, deliveries, garbage collection & access to the hotel reception is directly opposite the Rialto Lane council car park entry & exit which also services delivery vehicles & garbage truck services for shops on the southern side of The Corso & South Steyne.

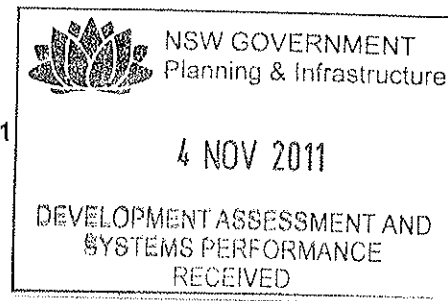
This will cause traffic chaos & a dangerous area for pedestrians. If the development goes ahead this entry should, at least be moved further south along Wentworth St

Finally, we are not against the Royal Far West redevelopment as it is a great institution, however we feel that the bulk & size is inappropriate for the village atmosphere of Manly. Additionally having another hotel which in the middle of a children's facility is inappropriate.

Yours faithfully,

Patricia & Brian Fitzgerald
Patricia & Brian Fitzgerald

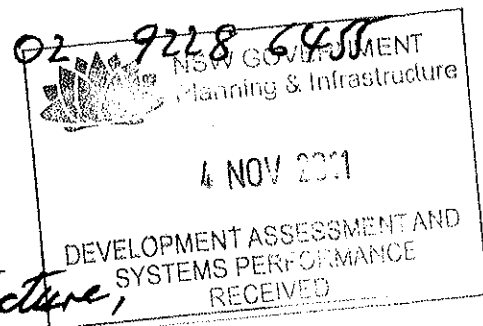
PS I TRIED TO EMAIL THIS BUT I DONT THINK IT WENT THROUGH
Brian Fitzgerald



2nd November 2011

Fax to :

Director,
Metropolitan & Regional Projects South,
Major Projects Assessment,
Department of Planning & Infrastructure,



re: Royal Far West Expansion Concept Plan,
South Steyne and Wentworth Street, Manly,

CMP10_0159

I refer to your letter to me dated 19th September, 2011.

I OBJECT to the Plan on the following grounds.

- The proposed Development overwhelms the low scale of the surrounding buildings, in particular over shadows the adjacent Peninsula Apartments Building.
- The traffic congestion in Wentworth Street will be extreme having in mind the addition of traffic caused by a 164 Room Hotel with Bar + Restaurants, and the Retail outlets and residential Apartments proposed.
- The proposal to build to the boundary of South Steyne on the northern side will mean that all Apartments in the Peninsula Building along Wentworth St, will lose most of their ocean views.
- the transfer of land owned by the Minister of Education to the Developer is proposed but not independent valuation of that land has been obtained and no compensation will be forthcoming other than giving several inferior lots adjacent.

Yours Faithfully

GERARD MCMAHON

831 / 11-27 WENTWORTH STREET

MANLY NSW 2095