

Chris King - Submission Details for Tsai WU

From: Tsai WU <topcatwu@gmail.com>
To: <chris.king@planning.nsw.gov.au>
Date: 10/26/2011 10:33 PM
Subject: Submission Details for Tsai WU
CC: <assessments@planning.nsw.gov.au>



Planning &
Infrastructure

Disclosable Political Donation: no

Name: Tsai WU
Email: topcatwu@gmail.com

Address:
337 / 25 wentworth street , Manly, 2095

Manly, NSW
2095

Content:
The height of the building complex should be reviewed and rethought.
The noise and the security are biggest **concerns to the locals..**

Tsai chuan WU

IP Address: - 120.20.173.198
Submission: Online Submission from **Tsai WU (object)**
https://majorprojects.affinitylive.com?action=view_diary&id=22121

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

Tsai WU

E : topcatwu@gmail.com

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11 October 2011

Mr Chris King
Contact officer
Major Projects Assessment
Department of Planning & Infrastructure
GPO BOX 39
SYDNEY NSW 2001

Sent by Email

Dear Mr King

Royal Far West Expansion Concept Plan, South Steyne and Wentworth street, Manly (MP10_0159)

We refer to the proposed development planned for the existing Royal Far West site located on the corner of South Steyne and Wentworth Streets, Manly NSW 2095.

We have three key concerns regarding the concept plan proposal for this location. Specifically we have concerns with the perimeter building development proposed for the corner of South Steyne and Wentworth Streets which your own assessment has confirmed will have "a high visual impact"¹ from the closest vantage points. Our key objections to the development are as follows:

1. The proposed perimeter building height and design are not in keeping with the village atmosphere nor is the perimeter building design aesthetically appealing.

The proposed design with a 4-5 storey development right up to the site perimeter on the corner of South Steyne and Wentworth Street, and the height of the new development proposal adjacent to Drummond House in Wentworth Street, is visually unattractive and crowded. It also reduces the current view of neighbouring apartments located in 25-27 Wentworth Street across Manly and Shelly Beach. This significantly reduces the commercial value attached to these apartments. It is unlikely that this will be offset by the proposed site redevelopment itself as alluded in the report.

A reduction in the:

- perimeter building height,
- the proximity of the proposed design relative to the site perimeters, and
- the total height of the residential and hotel components of the concept design site

is sought.

2. The expanded residential and hotel facilities will cause greater traffic congestion to occur in Wentworth Street and South Steyne.

This area is already a problem location on weekends and during beach and social events. We disagree with the report findings that the traffic generation created by the expanded development

¹ Page 50 Environmental Assessment-Proposed Expansion of the Royal Far West Manly, Report August 2011
Visual Impact

will result in a negligible impact². In addition, given the proximity of the development to Manly Primary School we believe this is a major concern.

3. The parking facilities contemplated seem to only address the needs of the building occupants and do not provide additional parking spaces for public use.

Recent developments such as the Pacific Waves development in Wentworth Street contribute to the overall number of parking spaces available for community usage. Whilst Manly Council is keen to reduce the overall traffic in the area and encourage the use of public transport, the proposed development contains retail facilities that will require passing trade to be commercially successful. The current Wentworth Street parking facility which is already at capacity across weekends (key trading times for many local businesses), will be insufficient to cater to the overflow caused by the proposed development.

We are keen to have a satisfactory resolution on these issues before development of the site is allowed to proceed.

Yours sincerely



David Lennard & Elke Sehmer
Residents
Unit 304/25 South Steyne
Manly NSW 2095

² Ibid page 59

Monday, 10 October 2011

Mr Chris King
Contact officer
Major Projects Assessment
Department of Planning & Infrastructure
GPO BOX 39
SYDNEY NSW 2001

Sent by Email

Dear Mr King

Royal Far West Expansion Concept Plan, South Steyne and Wentworth street, Manly (MP10_0159)

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We are keen to have a satisfactory resolution on these issues before development of the site is allowed to proceed.

Yours sincerely



Darrin Adcock

Unit 302/25 South Steyne
Manly NSW 2095

² Ibid page 59

11 October 2011

The Director General
NSW Department of Planning and Infrastructure
23 Bridge Street Sydney 2000

Dir Sir,

RE: MP10_0159

I refer to the above mentioned Development Application dealing with the Royal Far West Concept Plan. In particular I wish to comment on the transport aspects of the application.

The Assessment in reaching the conclusion that 'traffic generation will result in negligible impacts' in my view is flawed, or at its best superficial. It turns on what could be described as an engineering perspective without ever acknowledging that an increase in traffic along Wentworth Street will have a major social impact. This lack of analysis is not helped by the Director General's Environmental Assessment Requirement No. 4 which pays no attention to social (principally noise) impacts.

The logic used in the Assessment to reach its conclusions turns on the belief that the area is solely a commercial one and all subsequent analysis is framed around that misconception. Nothing could be further from the truth – the entire length of Wentworth Street is devoted to residential uses above ground level. The amenity for these residents is already negatively impacted on by the large volume of service vehicles which enter the area from 6 am and the traffic drawn to the Council car park. With a further 32 residential apartments and a 164 room hotel these noise problems will be compounded.

The Assessment has failed to acknowledge that there are other factors in play. Namely, the development of a large residential and commercial complex currently underway on the western end of the Corso. This will be serviced by vehicle access from Wentworth Street and its impact when completed appears not to have been acknowledged when the traffic engineers looked at the Far West proposal.

On balance it is fair to say that from a transport perspective the Assessment needs a lot more work before it takes all relevant considerations into account.

Bob Mitchell
13/4-8 Darley Road
Manly 2095



Planning & Infrastructure

19 September 2011

Mr PM Newman
PO Box 989
MANLY NSW 1655

FAXED
23 SEPT 2011

Contact: Chris King
Phone: (02) 9228 6430
Fax: (02) 9228 6455
Email: Chris.King@planning.nsw.gov.au

Our ref.: MP 10_0159

Dear Sir/ Madam

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

Royal Far West (the Proponent) has submitted an Environmental Assessment (EA) for the above proposed project. The project involves the redevelopment of the site for 4 new buildings for clinical and educational uses, residential uses with ancillary mixed uses at ground floor level, residential uses and a hotel/ serviced apartment.

The EA may be viewed on the Department's website (majorprojects.planning.nsw.gov.au). The EA will also be on exhibition from **Wednesday 21 September** until **Friday 4 November 2011** during regular business hours at:

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

If you wish to make a submission on the project, it must reach the Department by close of business on **Friday 4 November 2011**. Your submission should include:

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

Your submission should be:

- Faxed to (02) 9228 6455;
- Posted to Major Projects Assessment, Department of Planning & Infrastructure, GPO Box 39 SYDNEY NSW 2001; or
- Emailed to plan_comment@planning.nsw.gov.au or via the entry for the project on the Department's website (majorprojects.planning.nsw.gov.au)

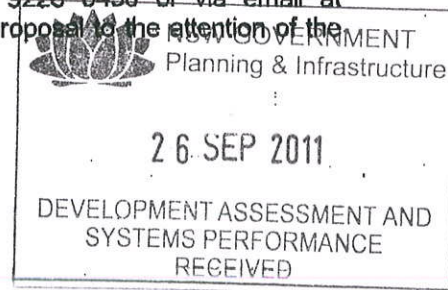
Persons lodging submissions are required to declare reportable political donations (including donations of \$1,000 or more) made in the previous two years. For more details, including a disclosure form, go to www.planning.nsw.gov.au/donations.

Under section 75H of the *Environmental Planning and Assessment Act 1979*, the Director-General is required to provide copies of submissions received during the exhibition period; or a report of the issues raised in those submissions, to the Proponent and other interested public authorities. It is Departmental policy to also place a copy of your submission on the Department's website. If you do not want your name to be made available to the Proponent, these authorities, or on the Department's website, please clearly state this in your submission.

Your contact officer for this proposal, Chris King, can be contacted on (02) 9228 6430 or via email at Chris.King@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely

Director, Metropolitan & Regional Projects South



3 SEPT MORE OPEN SPACE

MORE SPACE AT PEDESTRIAN LEVEL
VIZ BEACH FRONT

PHIL NEWMAN

NSW Department of Planning & Infrastructure 23-33 Bridge Street, Sydney NSW 2000 GPO Box 39,
Sydney NSW 2001 Phone 02 9228 6111 Fax 02 9228 6455 Website planning.nsw.gov.au B/ARCH

Reference .Planning Application No MP_0159

Location .12-22 Wentworth Street,16 South Steyne and 19-21 South Steyne,Manly

Proponent .Royal Far West

Council Area .Manly

I wish to lodge an objection to the excessive scale of the development proposal detailed above. This particular site is in an iconic beachfront location where 'scale' has both a physical and social dimension.

The 'enormous' size of the proposed development will have an adverse impact on local residents (alienated by the excessive population and excessive traffic density) as well as visitors (who will be disenfranchised by the loss of the small 'suburban' scale of the area).

If this development is approved in its current form, it will join Crowne Plaza Hotel Terrigal and Mantra Ettalong Beach Resort as examples of disastrous coastal developments in NSW.

I implore you to only approve developments on this site which are within the 'air space' of the current development.

Regards,

Brad Chiplin
31 Parkview Rd
Fairlight NSW

Note : Received 23/09/2011 by email
bradchiplin@hotmail.com

Department of Planning

Disclosable Political Donation: no

Name: Anthony Kirkham
Email: anthonykirkham@gmail.com

Address:
4/35 Darley Road

Manly, NSW
2095

Content:

I **object** to this development for the following reasons:

- The development will be an eyesore
- The height of the proposed buildings is too great. There are already too many high rise buildings in Manly
- Manly already has traffic issues, especially around the proposed area. The surrounding roads have no where near enough capacity to deal with the expected increase in traffic
- The large construction will be prolonged and have a detrimental affect on the local area and tourism. Recent constructions in the close vicinity have proved that
- There are already ample tourism accommodation options in Manly already (hotels, B&B's, Stayz)
- The proposed construction will actually limit further opportunities to expand the hospital by giving it over to residential and commercial purposes

IP Address: ppp121-44-67-5.lns20.syd6.internode.on.net - 121.44.67.5

Submission: Online Submission from Anthony Kirkham (object)

https://majorprojects.affinitylive.com/?action=view_diary&id=20628

Submission for Job: #4258

https://majorprojects.affinitylive.com/?action=view_job&id=4258

Site: #2345 **Royal Far West**

https://majorprojects.affinitylive.com/?action=view_site&id=2345

Anthony Kirkham

E : anthonykirkham@gmail.com

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From: "David Martin" <davas@bigpond.net.au>
To: "'NSW Planning Manager'" <plan_comment@planning.nsw.gov.au>
Date: 9/20/2011 3:04 pm
Subject: Objection to Royal Far West Expansion Plan - MP10_0159

Dear Sir

I strongly object to the above proposal which would result in a building whose size and scope would dominate the Manly landscape in a very bad way. Future generations of Manly residents would regard its having been built as a local scandal in much the same way that the high rise building containing Manly Post Office is universally hated and despised by Manly residents.

I have lived in Manly for 40 years, 31 years of which have been at the same address from where I have a clear view of the Far West building complex from my study. I would be very dismayed if the proposed building was allowed to be built because it would unreasonably dominate the skyline and deny beach users access to the afternoon sun, not to mention the attendant problems with parking, traffic management, overcrowding, noise levels etc.

This proposal could not possibly meet the environmentally sensible building regulations developed for the beachfront by Manly Council and it should be binned and forgotten before any lasting damage is done.

David Martin

23b Cliff Street

Manly NSW 2095

From: Jim Neylan <jim_neylan@yahoo.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 9/20/2011 5:11 pm
Subject: Fw: refmp 10_0159

--- On Tue, 20/9/11, Jim Neylan <jim_neylan@yahoo.com.au> wrote:

From: Jim Neylan <jim_neylan@yahoo.com.au>
Subject: refmp 10_0159
To: chris king@planning.nsw.gov.au
Received: Tuesday, 20 September, 2011, 4:07 PM

I strongly object to the hotel. Height of new buildings should be no higher than existing buildings we already have 4 hotels in manly which cause too many problems.

james neylan
12/129 bower st
manly 2095

Chris King - Submission Details for Alex Reid

From: Alex Reid <anjreid@gmail.com>
To: <chris.king@planning.nsw.gov.au>
Date: 11/3/2011 10:39 AM
Subject: Submission Details for Alex Reid
CC: <assessments@planning.nsw.gov.au>



Planning &
Infrastructure

Disclosable Political Donation: no

Name: Alex Reid
 Email: anjreid@gmail.com

Address:
 513/15 Wentworth Street

Manly, NSW
 2095

Content:

This project is just too big for Manly. Just too big for this particular part of Manly.
 Additional traffic, additional people in this area cannot be handled. Often this part of Manly is gridlocked. One day there will be a frightful accident or emergency and essential services will be unable to attend. This area is one of two exits from Eastern Hill and with the large numbers of people now living there, exits are essential. Access to Manly Hospital is always required.

The Heights and density of the development far exceeds Manly Council Guidelines. Everything else in central Manly has been built with these in mind. Why should this commercial development be any different. It is going to adversely affect all the people who live nearby. Loss of views, loss of the sea breeze, loss of sunlight, overcrowding and more walls to look at.

The loss of low cost accommodation in the centre of Manly is also of concern. It is interesting to note that a charitable organisation such as Royal Far West has made no provision to replace that loss.

The Photographs have been taken from within my lounge
 My Unit is on the fifth floor of the Peninsula Harbour side building, South-east corner of Rialto Lane.

Photo 1 This is the old Nurses Quarters, the Elsie E Hill building, currently low cost accommodation. This is four stories, the plan is proposing seven stories.

Photo 2 This is Drummond House. Remaining thank goodness but the planned Hotel behind it is nine stories.

Photo 3 Down to the Ocean corner of Wentworth Street. Four stories are proposed right to the corner.

There is no doubt that Royal Far West provides a good service to the community. However only about one third of this redevelopment is required by Royal Far West for their operations, the remainder is pure commercial development. This is a money grab by a Charitable Organisation using part NSW Education Department land which will be detrimental to the centre of Manly.

If the redevelopment is a must please contain it in the current building area and volume.

Note. I have been unable to attach the photos. If I can email them to you please separately, please let me know.

IP Address: cpe-58-168-194-119.ins3.win.bigpond.net.au - 58.168.194.119
 Submission: Online Submission from Alex Reid (object)
https://majorprojects.affinitylive.com?action=view_diary&id=22499

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

Chris King - Submission Details for Bruce Kitson

From: Bruce Kitson <bruce@jirschsutherland.com.au>
To: <chris.king@planning.nsw.gov.au>
Date: 11/3/2011 2:34 PM
Subject: Submission Details for Bruce Kitson
CC: <assessments@planning.nsw.gov.au>
Attachments: objection to proposed development.pdf



Disclosable Political Donation: no

Name: Bruce Kitson
Email: bruce@jirschsutherland.com.au

Address:
14 Richmond Road

Seaforth, NSW
2092

Content:
refer attached

IP Address: jirsch.lnk.telstra.net - 165.228.158.31
Submission: Online Submission from Bruce Kitson (object)
https://majorprojects.affinitylive.com?action=view_diary&id=22534

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

Bruce Kitson

E : bruce@jirschsutherland.com.au

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Objection to redevelopment and expansion of Royal Far West at 12-22 Wentworth Street, 16 South Steyne and 19-21 South Steyne, Manly, for health, clinical, educational purposes, including a mixed-use development comprising residential flat buildings, commercial, retail and hotel/serviced apartments under part 3a of Environmental Planning and Assessment Act 1979.

I do not object to the redevelopment of this site, but I do object to the redevelopment and expansion as proposed for reasons that are set out below.

Background

I am not an owner or resident of any neighbouring or adjoining properties. I am a Manly Council rate payer and resident and use the area for leisure activities.

As I understand it, the land that is the subject of this application is owned by Royal Far West ("RFW"). RFW is a not for profit organization whose mission is "to facilitate access to services that will enhance the health and well being of country children"¹. The Chairman's address in that Annual Report states

"In 2010 the Board's Asset Committee commissioned planners, architects and other consultants to make a submission to the Department of Planning for a proposed redevelopment of the Manly site. The redevelopment is necessary to accommodate the needs and requirements of Royal Far West in the future. Fortunately, despite recent changes to the planning laws under the new government, we have been advised that our development will be assessed under the old planning laws. This is of great benefit to us. As a result, the concept stage of the application will be submitted shortly and once we achieve approval we will have certainty around what we are able to develop. The initial phase of development will be the replacement medical centre. Once concepts are approved, our next step will be to seek funding in order to commence this phase. We anticipate it will take five to ten years to complete the development."

Based on the above I presume that the Board plans to optimize the likely proceeds from the redevelopment and sale of parts of the site and to invest these proceeds to provide a future income stream to be used to pay operational expenses associated with the provision of services for Country children. This is not unequivocally stated. This is a once off opportunity, as once parts of the land are sold then those parts are no longer available, and is expected to evolve over a lengthy period. The investment of the proceeds also needs to be considered but that is a separate issue. For these reasons the prime parts of the site which will optimize the sale proceeds are those parts that it is intended to sell. These prime parts are those parts with water views over South Steyne. The plan is for these parts to be used for a five story residential apartments and a 10 story Hotel complex. As far as I can tell the documents do not clearly identify those parts that it is intended to sell and those parts that will be retained.

My comments and objections are as follows

Community Consultation

It is my impression that the consultative process is being rushed so that the window of opportunity that exists to utilize part 3a of the Environmental Planning and Assessment Act 1979 is not lost.

Objections must be lodged no later than 4 November 2011 and yet the open day at the site was only on one day between the hours of 3pm and 7pm on 2 November 2011. I am

¹ Royal Far West Annual Report 2011, page 1

cynical as to why this was so close to the final date for objections and why the period was so inconvenient and so limited. I have also been told by friends who own apartments that adjoin the site that there is a letterbox drop but, that investor owners who do not live in their apartments were not informed. It was my understanding that Development Applications are required to advise owners of adjoining effected properties. I was told at the open day that the cost of finding out the addresses of owners prohibited this. I do not agree as Manly Council would have this information in order to invoice the owners for council rates. I was also told at the Open day that an extension of time of 1 month was likely for lodgement of comments. As there is no mention of this on the official website I conclude that this is not the case and this advice has the potential to reduce the number of objections lodged within the time allowed.

The documents made available do not adequately disclose the future intentions as to:

- the parts of the site that will be sold and whether the sales will be limited leasehold, or freehold;
- the terms and conditions of the liquor licence and if the hotel will be sold or leased to an operator for a limited period.

Open Spaces

In my opinion the residential apartments planned for the front are facing South Steyne and Wentworth streets are too close to the boundary. This space is currently occupied by a children's play area. Apartments on the other side of the road in Wentworth street enjoy ocean views over Wentworth street and over the existing play area which will be destroyed by the proposed building. There is no direct benefit to the children from construction of this building, the benefit is indirect by maximizing the likely sale proceeds without taking into consideration the disbenefit to existing owners of these adjoining apartments.

In addition increased setback will permit more early morning sun and light to Wentworth Street.

In my opinion the whole of the site will be too developed and consideration should be given to more setback and open spaces that can be visible to the public rather than limited to the new occupants of the apartments and users of the hotel. The proposed residential courtyard is not visible to the public and is buried in the middle of the site. If necessary more levels could be allowed as a tradeoff for more visible open areas at ground level.

Car Parking

Increased car parking is planned but not for use of the general public. The access to the carpark is directly opposite the entrance to the Council carpark in Wentworth street, which will result in a concentration of traffic. The traffic experts present at the open day admitted that this was not ideal but heritage buildings in other preferred locations restricted the options available.

Traffic

The traffic plan does not consider weekend traffic as this was not a requirement of the RTA. (as explained by the traffic representative at the site open day). This is a nonsense and traffic at any time needs to be considered. This is not a normal site and has unusual aspects as it is a beachfront that has a lot of leisure aspects including being very close to the patrolled section of beach. When the little nippers meet the

traffic movements would exceed those during the conventional weekday peak periods which have not been addressed.

Consideration of adjacent sites

It seems to me that consideration had been limited to maximizing sale proceeds without fully considering impact on adjacent suites or utilization of adjacent sites. The Manly public school adjoins this site and has unutilized open areas. It seems to me that notwithstanding different ownership that both sites could be redeveloped together and have a win /win outcome for the children. Access to underground parking and a playground above would remove to concentration of traffic involved in the proposed plan. The site of the Manly Public School is idle most weekends and could be used by visiting children from the Country.

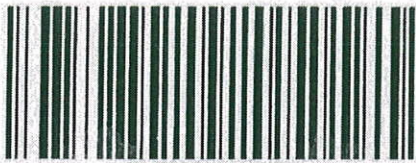
Conclusion

There is a once off opportunity to redevelop this area of Manly. It requires time to fully consider the options and ramifications. This should be done jointly with owners of adjoining properties and the community to achieve the best possible long term outcome. It should not be rushed so that the window of opportunity relating to utilization of Part 3a is not lost.



Bruce Kitson
14 Richmond Road
Seaforth 2092

3 November 2011.



PCU028249

18/51 ASHBURNER STREET
MANLY N.S.W. 2095

22/11/11
Phone 99775374

N.S.W. Planning & Infrastructure

G.P.O. Box 39

Sydney N.S.W. 2001

Dear Sir/Madam,

RE ROYAL FAR WEST EXPANSION PLAN SOUTH STONEY & WENTWORTH ST MANLY
(M.A. 10 0159)

We agree with redevelopment/upgrading of the Royal Far West
but **strongly object** to the proposal for a 164 room Hotel, Bar,
retail shops and no limits on the site for the following reasons:

1. Traffic congestion in Wentworth Street, South Stoney and all of Manly is already a very serious problem.
2. View loss to residents in Wentworth Street and nearby Victoria Parade will be extreme as will their visual privacy.
3. Neighbours directly affected were not notified of this intensive development.

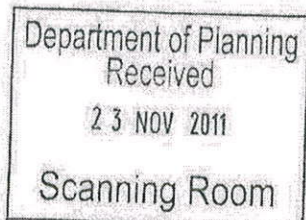
Yours faithfully

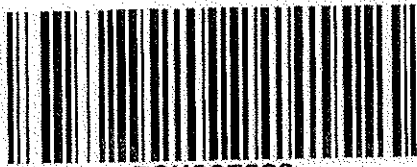
Allen BurrIDGE

ALLEN BURRIDGE

M B BurrIDGE

MARGARET BURRIDGE





PCU027336

Elizabeth Gallate
631 / 25 Wentworth Street
Manly NSW 2095
Ph 0425 836979
Fax 99776991
Email gagagallate@gmail.com.au

Royal Far West
Application No MP10-0159

To whom it may concern
RE ; The above application

Department of Planning Received 26 OCT 2011 Scanning Room
--

I strongly object to the above proposed project for several reasons.

It has been said that this developement is necessary to maintain a standard of care for children who attend the centre . This simply cannot be true . Having worked as a registered nurse at Royal Far West (in the past) for 17 years I have good idea of the mechanics of the complex . Without going into too much detail , we cared for at least 150 children at a time . Taking them into the major childrens hospitals (bus trips twice a day) for specialist appointments , surgery , dental care etc. They attended physiotherapy , occupational therapy and saw clinical psychologists at the centre . As parents did not attend with the children, their total care was supplied by Far West staff .

Financing the complex is achieved through the hard work of country women , private donations (which are considerable) and government donation . Plus of course rent received from buildings within the Far West , one used as Doctors surgery 's, the other offering various forms of accomodation . It seems a case of " over kill " to be constructing several multi storey buildings in order to maintain a standard of care provided successfully over many , many years .

Should the building go ahead traffic flow will be diabolical . Already , there are constant backups with cars, especially on the weekend . Given there is a proposed underground car park which will take over 100 cars (feeding out onto Wentworth Street - almost always congested) and adding to this has anyone thought of staff parking ? I can only see traffic chaos .

I also have a huge problem with the hotel inclusion and the inevitable selling of alchohol on the premises . We absolutely do not need any more availability of alchohol in this area . Already , folk who have " over indulged " gather in Rialto Lane (over the road from the Far West) causing a very noisy and often destructive element in the early hours of the morning . Should alchohol be available in what is officially a childrens home ? Regardless of the accommodation being in a seperate area I am quite sure parents will be able to use the bar and this could result in quite serious problems for the complex . Also it is hard to believe that Manly needs more hotel accommodation .

Light and shadowing is also a concern. I do not consider that this has been adequately researched .

I am very concerned re lack of communication with the people of Manly and the proposed developement . I have been told that " the plans are well underway " with the barely concealed inference that all will go ahead regardless . A " done deal " so to speak . The Royal Far West is a charitable organization . Established , no less by a Methodist minister for the good of outback children . A far cry from what is proposed for its future . I am sure that the Rev. Stanley Drummond would be horrified to think that his legacy to these underpriveged children would turn into an over developed , multi storey conglomeration . Especially if it were to impede so much on the local community .

The construction planned for the corner where Wentworth Street and South Steyne meet is probably the area of most concern . At present it is the childrens playground area and does not have a building on it . If the proposed five storey retail and residential building is erected it will effectively take away the view (in various percentages) of residents of the Peninsular Beachside . Therefore their property value . It will certainly spoil the pleasant approach from the ferry . It would prevent clear vision for traffic at that intersection which has two pedestrian crossings and fields a great deal of foot and car traffic . A real bottleneck .

This proposed plan will have a considerable effect on the community of Manly .

Sincerely

Beth Garsate .

Chris King - Re: Royal Far West

From: Ministerial Correspondence Unit
To: Beth Gallate
Date: 11/16/2011 7:46 AM
Subject: Re: Royal Far West

Dear Beth,

Thank you for your submission. On behalf of the Minister I have forwarded your e-mail to the Department's assessment team. It will be considered along with all other submissions received. Please visit our website to monitor the progress of this proposal and access key documents.

Regards,

Richard Hammond
Ministerial Correspondence Unit
Department of Planning and Infrastructure
9228 6138

>>> Beth Gallate <gagagallate@gmail.com> 11/14/2011 6:25 pm >>>

Re Royal Far West building proposal
Concept plan MP10-0159

I would like to add my strong objection to the above proposal.

After working at the Far West for 17 yrs several years ago and therefore having a good idea of the workings of the organization , I am at a loss to understand why such a huge development is necessary to raise the finance needed to " maintain the standard of care for the children " . We cared for at least 100 children a week (in residence without parental accompaniment) Many of these attending specialist treatments at the childrens hospitals in the city which entailed twice daily transport to the city . Now, I believe , the number of children attending the centre is around 1500 a year . Finance was provided in part, by the state government , rent from the low cost housing (in one of the current far west buildings) , various nursing homes owned by far west , rent from the two doctors surgeries (also in one of the current far west buildings) private donations and last but not least, by the incredibly hard working ,devoted country women .It really seems to be a case of " overkill " to be erecting a hotel (serving alcohol in childrens grounds) apartments , shops etc .in order to meet costs. In the process getting rid of the existing low cost accommodation which is a real need in this area .

Traffic flow will be horrendous . Already it is difficult and , I believe , that there will be available parking for 160 cars included in the plans . The exit from the Far West car park will be opposite to the entrance /exit from the Council car park . This alone causes an obvious problem . A short distance from the car park are two pedestrian crossings. These are always busy as they traffic pedestrians from and to the beach . The area will become a real bottleneck .

Residents in the Peninsula building will lose view and sunlight .

It seems a great shame that these plans were not brought to light earlier in the piece and that the local community were not advised of same plans as this is a huge development and as such , will have an enormous affect on all in Manly.

Thank you for your consideration
Yours sincerely
Beth Gallate