

Chris King - Submission Details for Efstathios Gallate

From: Efstathios Gallate <sgallate@tpg.com.au>
To: <chris.king@planning.nsw.gov.au>
Date: 11/29/2011 3:47 AM
Subject: Submission Details for Efstathios Gallate
CC: <assessments@planning.nsw.gov.au>



Planning &
Infrastructure

Disclosable Political Donation: no

Name: Efstathios Gallate
 Email: sgallate@tpg.com.au

Address:
 631/25 Wentworth St

Manly, NSW
 2095

Content:

My objections to the current concept are that it is:

- 1.Excessive in bulk, height and density of development.
- 2.Out of character with the village heritage of the Manly environs, the Manly Village School and the clinical, educational and recreational purposes of the RFWCHS which are the raison d'etre of it's existence. The present Far West could never have been built without the support, goodwill and generosity of the Manly community and the broader population of NSW and the current concept is inimicable to these.
- 3.It would create an unworkable traffic situation in an already overly congested and narrow street. There is no suitable spot in Wentworth St for access to such a population dense development with 184 car spaces and a drop off/ pick up for a nine story hotel and 7 story residential cum school cum clinical facility as well as service access for all of the above and in addition 34 residential units and 12 retail outlets. The presently proposed access is directly opposite that of the Manly Council car park with 299 car spaces and all of the commercial traffic egress from the shops and restaurants in the eastern Corso and South Steyne and the Coles Supermarket. It could not be moved to be any further away than 50 metres from this and any shift east would bring it nearer to the unbelievably busy intersection of Wentworth St and South Steyne with it's two high usage pedestrian crossings whereas a westerly shift would bring it very near to or opposite the access to the 189 space Peninsula residents car park and access to Coles loading dock and one way access to Rialto Lane which runs around to exit at the Council access as stated.
- 4.DGRs and the resultant traffic flow assessment by Traffix both neglected to address the most crucial intersection in Manly with respect to this Proposal and that is Wentworth St with South Steyne. This is an oversight of monstrous proportions. This is the single most important point that has to be considered with the accesses addressed above and which are only 65 metres away. To further illustrate how inadequately this aspect has been addressed neither the DGRs nor the Traffix assessment show any awareness that one of the so-called most important intersections mentioned for consideration does not in fact exist! That is stated as Sydney Rd with Pittwater Rd. The whole block comprising the Manly Oval and the Manly Tennis Club intervenes. Sydney Rd intersects with Belgrave St some 200 metres south of the origin of Pittwater Rd.
5. My own views and those of many others of Manly Beach and South Steyne are totally obstructed by the proposal to build to a height of 5 stories up to the footpath alignment at the Wentworth/South Steyne corner where presently there is an open playground which opens up the seaside ambience to all of the Peninsula appartments facing onto Wentworth St as well as to pedestrians and the children of the Far West.
6. This corner block and another vacant block both belong to the Education Dept and their disposal to be used for private commercial gain to the detriment of the broader Manly community and environment is alien to good public policy.
7. Another hotel or any other alcohol outlet or potential rowdy "entertainment" venue in this vicinity is an abomination in the eyes of the great majority of Manly residents and totally out of character with the legitimate expectations of children coming for medical treatment and ongoing education while here.
8. The current water supply is inadequate for such a large high rise development. In Peninsula in the last year or so we had to install at our expense a \$36,000 pump to boost the pressure to fire requirement standards because Sydney Water was dropping the mains pressures having allowed the infrastructure to degenerate to such an extent that they said they could not fund the necessary renewal with no rebate or lowering of the water rates we pay or reimbursement of our costs in having to make up their reduction in service. To contemplate the development of such a high water demand facility with a failing system not being adequately maintained seems absurd.

IP Address: 60-241-5-153.static.tpgi.com.au - 60.241.5.153
Submission: Online Submission from Efstathios Gallate (object)
https://majorprojects.affinitylive.com?action=view_diary&id=23764

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

Efstathios Gallate

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Chris King - FW: NSW Department Planning & Infrastructure - Royal Far West Expansion Concept Plan, South Steyne & Wentworth Street, Manly (MP10_0159)

From: "Neville & Lisle Fortescue" <n4tescue@bigpond.net.au>
To: <Chris.King@planning.nsw.gov.au>
Date: 11/3/2011 5:02 PM
Subject: FW: NSW Department Planning & Infrastructure - Royal Far West Expansion Concept Plan, South Steyne & Wentworth Street, Manly (MP10_0159)

Dear Chris

Further to our telephone conversation, I confirm our request for extension of time for lodgement of objections and comments until December 23, 2011 as outlined in our email below to our local MP, Mr Mike Baird.

The Peninsula consists of 162 residential apartments. One of our difficulties is the number of absentee owners, and so we are under an obligation to provide all owners with an opportunity to discuss this matter at our AGM on December 8, 2011. As you would be aware a Strata Plan has limitations on the amount it may expend in legal fees per annum without authorisation.

We have many concerns with the RFW Concept Plan:

1. Failure by RFW to include the Peninsula as one of the stakeholders. Under the DoP guidelines, this constitutes failure to comply.
2. Every Peninsula apartment which faces Wentworth Street will lose ocean views in a devastating or moderate fashion.
3. Failure of the Plan to consider traffic in a realistic manner. It appears traffic movements have been checked, but in the normal peak hours. It does not include figures for Saturday and Sunday bearing in mind that we are talking about Manly's most famous ocean beach.
4. Residents attended the RFW Open Day yesterday, which added more questions to our list which require resolution.

Had No. 1 not occurred, it may well be that such a request would not have been required, but in the circumstances we believe in such an important matter, an extension should be granted.

Yours sincerely

(Mrs) Lisle Fortescue
Member Executive Committee
Peninsula Owners Corporation
Strata Plan # 63767

632/25 Wentworth St
Manly NSW 2095

Telephone: 9976 6094

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

From: Neville & Lisle Fortescue [mailto:n4tescue@bigpond.net.au]
Sent: 23 October 2011 10:39
To: 'Mike Baird'
Cc: 'jean.hay@manly.nsw.gov.au'; 'records@manly.nsw.gov.au'
Subject: NSW Department Planning & Infrastructure - Royal Far West Expansion Concept Plan, South Steyne & Wentworth Street, Manly (MP10_0159)

Dear Mr Baird

The reason I am sending this email on behalf of Peninsula residents (162 apartments) is because we urgently

require an extension of time to enable us to make our submission in regard to the above RFW development. The notification from the Department states that submissions on the project must reach the Department by close of business on Friday, 4 November, 2011. For the following reasons this date has become impossible to meet, and we would appreciate your input as our local member with the Minister to put forward this date until say, December 23, 2011:

1. Residents attending the Little Manly Precinct Meeting last Tuesday, October 18 to listen to the representatives of Urbis were most disturbed by the lack of answers provided in regard to this project. In fact, a specific question was asked by a Peninsula resident as to whether they had considered the impact on Peninsula residents. It would appear we had not been taken into account, and further, that by by-passing Manly Council, the Department of Planning & Infrastructure would just accept the Urbis submission without adequate consideration of the Manly community's concerns.

2. At the Manly Council Meeting on October 10, 2011, Councillors passed a motion which states;

"That

1. Council adopts the draft Urban Design Guidelines for the urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street, Manly as exhibited.

2. Council has regard to the Urban Design Guidelines in preparing its submission on the exhibition of the Major Project ('Part 3A development') by the Department of Planning and Infrastructure.

In addition, Council to write to the Department of Planning asking them if a social impact assessment has been done and if so, request that it be posted to their website. And if not, to request the applicant to provide a social impact assessment and to include this on their website."

When you examine the Manly Council Urban Design Guidelines mentioned above, and which becomes an essential component of Manly Council's submission, one sees a new scenario to be taken into consideration. It is noted that in their letter to Manly Council dated 24th August 2011, Urbis complains to Manly Council regarding these new guidelines, but anyone living in Manly was well aware that there was to be a new LEP & DCP in 2011 and naturally the development of the RFW site would be part of those considerations.

3. We have nominated an extension to December 23, 2011, because on December 8, 2011, the Peninsula Owners Corporation Strata Plan # 63767 holds its Annual General Meeting when this project will be a major item on the agenda. Also an extension will provide the opportunity to examine the documents, which are extensive, in more detail, prepare our submission which can then be submitted following approval by all Peninsula Owners.

Let me remind you that the Peninsula was itself a major development, and in fact was selected by Premier Bob Carr to appear in the Department's Pattern Book as an example of good architectural design. The architects paid particular attention to the streetscape and surroundings which has enabled all apartments in Peninsula Beachside facing Wentworth Street to have extensive ocean views which disappear with the RFW plans of building to the boundary on Wentworth Street. Further, Manly is an iconic ocean beach visited by thousands from not only Australia, but from throughout the wider world. Wentworth Street, as you will know having your office only a block away from this planned development, has become a major Manly street. When you travel down Wentworth Street because of the present setup of RFW, you have a full vista of the ocean including the Wishing Well Pavillion on the ocean promenade because a RFW playground providing open air space is situated on the corner. Also from a safety point of view with two pedestrian crossings - one across Wentworth Street and the other South Steyne, it will become a traffic hazard.

As you will see it is an important development which must be done right and with the support of the community. Therefore in order for this to occur, would you please speak to Minister Brad Hazzard, and as our local member seek to obtain an extension until December 23, 2011 for our submission which would be of invaluable assistance to the Manly community.

We have arranged a special Peninsula Executive Committee meeting of our Strata Plan on Monday, October 31, and would appreciate your advice on our request.

Yours sincerely

(Mrs) Lisle Fortescue
Member of the Executive Committee
Peninsula Owners Corporation