





Chris King - Submission Details for Zarli French

From: Zarli French <frenchbt@bigpond.net.au>
To: <chris.king@planning.nsw.gov.au>
Date: 12/1/2011 10:27 AM
Subject: Submission Details for Zarli French
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

Name: Zarli French
 Email: frenchbt@bigpond.net.au

Address:
 10 Upper Gilbert St

MANLY, NSW
 2095

Content:

I've lived in manly for 25 years and have supported the work of the Royal Far West during that time and acknowledge how important the organisation is. Royal Far West is part of the Manly community and I hope that it remains so.

I object to the proposed development of the site based on :

i) it is excessive, too high and too dense and will impact badly on the streetscape and the general amenity of the area. This is a key beach front zone and must be maintained appropriately

ii) information has been sparse and Manly Village Public school has not had adequate opportunity for consultation. The RFW development area apparently includes DET land. My children attend MVPS which is currently experiencing significant crowding. If there is DET land in the RFW site available I would like to understand how it is going to be used to support the RFW school facility. In addition if there are opportunities for both schools to interact I would like to see that happen. There has been NO consultation with the parent community on this issue. Why not?

IP Address: - 155.91.28.231

Submission: Online Submission from Zarli French (object)
https://majorprojects.affinitylive.com?action=view_diary&id=23887

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

Zarli French

E : frenchbt@bigpond.net.au

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Chris King - Submission Details for Sophie Thelosen

From: Sophie Thelosen <s.thelosen@gmail.com>
To: <chris.king@planning.nsw.gov.au>
Date: 12/1/2011 10:27 AM
Subject: Submission Details for Sophie Thelosen
CC: <assessments@planning.nsw.gov.au>



Planning & Infrastructure

Disclosable Political Donation: no

Name: Sophie Thelosen
 Email: s.thelosen@gmail.com

Address:
 15 Golf Parade

Manly, NSW
 2095

Content:

I have grave concerns for a building project of this size taking place so close to Manly Village Public School. MVPS is already a cramped school as there has been a large influx of pupils in last years - Manly has many young families in the area and this number will grow.

Noise

This project will take several years to complete and there will be noise that will disrupt classes and have an impact on the children's education.

Access for Children.

Currently my children are able to often walk or cycle to school. The extra traffic will make this much more of a risk and many parents are likely to drive their children into school, adding to the traffic congestion.

Traffic Congestion

As noted this area is very congested, it is already a long wait to get in or out of the public car park by Coles. The traffic often has to be held up on Wentworth street so that children can cross the road. If there is yet more traffic congestion, this will cause even more impatience and there is a danger to the children who have to cross the road here.

Premises selling alcohol so close to a school

A school can not be so close to a licensed premise.

Privacy and light issues

Having a large building overlooking the playground is not acceptable.

IP Address: cpe-124-179-74-166.lns5.clt.bigpond.net.au - 124.179.74.166

Submission: Online Submission from Sophie Thelosen (object)

https://majorprojects.affinitylive.com?action=view_diary&id=23907

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

Sophie Thelosen

E : s.thelosen@gmail.com

virginia.macleod@gmail.com

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

30 November 2011

Dear Sir,

I write concerning the submission on

Royal Far West facilities development Wentworth Street & South Styene MANLY: MP10 0159

This land is zoned as Special Purposes for community use, and has been used since 1938 to operate the Royal Far West children's scheme providing medical and educational support to children from country NSW. It has been further supported by the Manly community.

The Manly community through its elected council has sought to create a sympathetic urban/seaside environment, with ample walkways, views and open space. The necessity for increased urban density means more people will be living in Manly and open community space should be increased rather than diminished.

The proposed 164 room hotel with 32 residential units development is excessive in height and volume presenting as a series of unrelieved blocks. It exceeds Manly Council guidelines by about 30%. It will overshadow the local school, and the surrounding streets. It offers nothing to the community, only a hotel – Manly has plenty already. Formerly some affordable housing was included, and senior citizen accommodation (though the inhabitants were evicted after a few years and the facilities reverted to the RFW.)

Manly Village Public School playground is very cramped and it seems that some sharing of facilities between the RFW school and the adjacent public school could benefit both parties. The proposed playground for the RFW is little more than a shaded lightwell.

I urge you to reject this proposal so a more suitable development, mandating some community space, can be negotiated between Manly Council, Department of Planning and the Royal Far West.

Yours sincerely

Virginia Macleod

Chris King - Objection - Manly Far West Redevelopment - Please Reconsider

From: <Catherine.Y.Williams@au.ey.com>
To: <chris.king@planning.nsw.gov.au>, <manly@parliament.nsw.gov.au>
Date: 11/30/2011 11:15 AM
Subject: Objection - Manly Far West Redevelopment - Please Reconsider
CC: <office@piccoli.minister.nsw.gov.au>

This email is to be read subject to the disclaimer below.

Dear Chris & Mike,

This is the first time I have ever sent in a submission to the State Government so I have surprised myself at how strongly I feel about the development proposal for the Far West site in Manly. As a local Manly resident and parent of 3 children attending Manly Village Public School I would like to see this proposal reconsidered to take into the following:

- the needs of our local government school for more open space. Due to the recent BER Project, the open space area available for the children has decreased whilst pupil numbers have increased, leading to overcrowding. This Far West site is public land owned by the people of NSW and we should have a say in how it is redeveloped. 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.
- Why do we need another hotel/bar in Manly? Seriously, as if we don't have enough problems with alcohol related incidents already; and
- Traffic is already a problem around this area of Manly. Have they considered the impact of this development on traffic within the area?

Please reconsider your plans for the benefit of the local children of Manly.

Best regards,
 Catherine Williams
 (33 Osborne Road, Manly)



Catherine Y Williams | National Resource Manager | Tax

Ernst & Young

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From: Diana Williams <d.awilliams@optusnet.com.au>
To: "chris.king@planning.nsw.gov.au" <chris.king@planning.nsw.gov.au>
Date: 11/30/2011 11:36 am
Subject: Royal Far West Development Proposal

Sent from my iPad.

As a grandmother of five soon to be six next year attending Manly Village Public School and also a resident of Victoria Parade Manly a street bordering the school, I am totally opposed to the Royal Far West Plans to develop the Manly site.

I agree totally with the objections set out in the school's submission and personally consider the enormity of the development will result in increased traffic congestion and loss of visual amenities for many residents.

We certainly don't need another hotel in Manly with all the accompanying problems associated with it. I attended M V P S myself and the loss of buildings and the reduction of playing space is considerable compared to my days. I would hope my grandchildren can enjoy open space without being overshadowed by a 165 room hotel complex.

Regards
Diana Williams

From: Nina Burrridge <Nina.Burrridge@uts.edu.au>
To: "chris.king@planning.nsw.gov.au" <chris.king@planning.nsw.gov.au>
Date: 11/30/2011 9:27 pm
Subject: submission on Royal Far West Development

Hi Chris

I hope this is not too late - Sue Sacker may have emailed you to say there were a couple of submissions to come.

This is a very rushed effort as I have been away - and am now at a conference in Hobart with difficult internet facilities at my motel. I have tried to attach these notes - as a file - but didn't work - so here they are below

RFW development Submission to Department of Planning.

From: Dr Nina Burrridge, Educator and Manly Resident

1. Area zoning. If the area is zoned for educational purpose and aged care why is the RFW board seeking to develop it as commercial hotel site and why has there been no requirement to rezone the site for such purposes. Where is the community consultation for this to occur?

2. An educational site not a commercial one: Given that this is an educational site for children – particularly children from disadvantage backgrounds including Aboriginal children, why is the RFW Board completely contravening its charter by seeking to build alcohol based facilities on Department of Education land.

The Manly community is well aware of the problems related with the 'drinking culture' that pervades the Manly CBD. We want to minimize this not increase it. We should be focusing on building facilities that a directed to young peoples' well being rather than providing more facilities that promote the consumption of alcohol.

Do we need another alcohol facility in Manly? – clearly the answer is NO we do not.

3. The RFW Mission: The RFW markets itself as a charity with a mission build the 'human capacity of the bush' and to improve access to specialist health and educational services for children from regional areas ' It has done so since 1924. More recently it has cut back on its mission and has undertaken a much more commercialised outlook. Yet it still receives substantial government subsidies and wants to build a large hotel on what is essentially government (community owned land). By the way this is not mentioned at all on its webpage – which still promotes the RFW Scheme as a grandiose scheme with a community based vision.

At a recent RFW fundraising dinner: The new CEO commented:

"Royal Far West is a magnificent exemplar of mateship, compassion for the bush and volunteerism. This is a wonderful organisation that has stood the test of time because it has tapped into something we all care about." Royal Far West CEO Lindsay Cane said the night, hosted by Deputy Premier Andrew Stoner, had been a wonderful success thanks to the bipartisan support it achieved.

"Royal Far West achieves amazing things because of the wonderful support it enjoys. The collective effort of Royal Far West, working with local people and local businesses, means that as a team, our achievements for country kids are truly remarkable," Ms Cane said.

I am not convinced that the building of a commercial hotel on an educational site is in keeping with her comments.

4. Affordable Housing: Manly desperately needs affordable housing facilities. The measure of worth of a civic community – and in particular one as wealthy as Manly, is how it looks after the least advantaged members of that community. This aim is incorporated into RFW Scheme's original mission. Again, the strong focus on commercial development in the RFW proposal (75% commercial) is totally against the mission of Scheme as the Drummond family envisaged it.

5. Design Aspects a): Given the importance of such a site to the Manly community it is extremely disappointing that the concept plans are so mundane and lacking in creative design that, in my view, what is required is a complete re thinking of what can work on the RFW site if you are going to develop it. Why not conceptualise something that is unique, that will improve the amenity of the

space and will provide some sculptural worth to that space.

The current concept plans give the site a very boxed in appearance; the height of the complex will result in shading on the beach and the children's playground. They also provide for no setbacks from the street – giving the design a very boxy effect. Hence the whole design brief needs to be reconceptualised.

6. Design Aspects b) Thinking Differently : Given the underlying mission of RFW Scheme – would it not be more appropriate for the design plans, rather than incorporating a hotel, to incorporate a health –wellbeing facility that would house health facilities; high priced well being resort facilities if necessary (commercial proposition) ; spa, yoga and gym facilities etc. This would maintain aspects of the RFWS Mission while still allowing commercial facilities.

7. Manly Public School. What is the School's perspective on the RFW proposal. Surely the school needs more space and facilities and it would be much more appropriate for the NSW DEC to engage the RFWS in collaborations to improve the amenity for Manly Public School.

Dr Nina Burridge
Senior Lecturer
Education
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Chris King - Objection to the Royal Far West MP10 0159 Concept Plan

From: Boh Clancy <boh.clancy@elanmediapartners.com>
To: "chris.king@planning.nsw.gov.au" <chris.king@planning.nsw.gov.au>
Date: 12/1/2011 9:52 AM
Subject: Objection to the Royal Far West MP10 0159 Concept Plan

Dear Chris,

My husband and I are Manly property owners- living at 12 Alexander St Manly. I grew up in Manly as a kid after living a number of years in the inner west and eastern suburbs of Sydney we decided to purchase a house here in Manly to raise our kids.

We moved to Manly because of its beachside resort feel and now can't believe another large hotel is going to be built on the beachside. Manly will start to look like the Gold Coast and attract crime like it with more bars being opened underneath the new proposed Far West Concept. I was very surprised that they were also asking for a 24 hour liquor licence- just what Manly needs more bars and an further increase in Crime. Manly has already some of the worse bars in the state for violence and crime and this will only compound the issue more in this once nice beachside suburb.

What of the land that this concept is taking away from the Manly Public School- this school is already over crowded and now they will lose some of the land to this bulky planned eyesore. The school will have no room to grow and what of so many bars, etc being so close to a school. I won't send my kids there now as I would be worried about there being a 24 hour bar so close.

The traffic as a result of the development in Wentworth St will be a nightmare, 2 narrow lanes weekends, summer beach time and school pick up/ drop off. Wentworth street gets so busy already on the weekends and I am fairly sure the developers care little in regard to this impace.

Manly residents were not notified of this proposal it was just approved by the state government. Manly council, many residents and businesses are against this development please ensure that it is stopped.

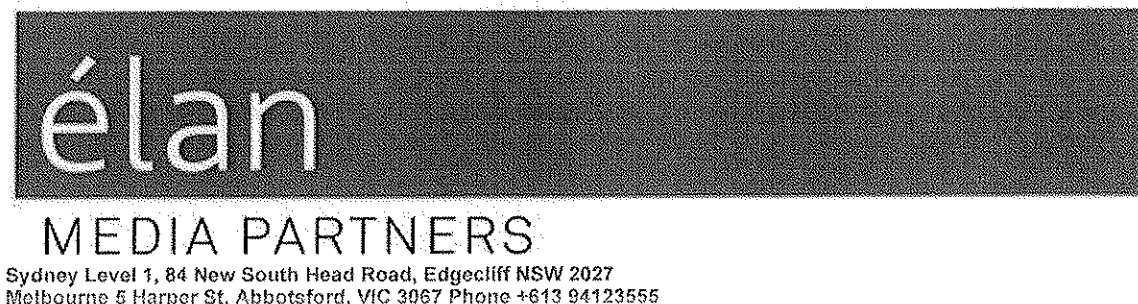
A very concerned resident.

Kind regards,

Bohdana Clancy

Email boh.clancy@elanmediapartners.com
Direct Ph: +61 434 323 155 Reception Ph: +61 3 9412 3555 | Fax: +61 3 9495 6255 | Mobile: +61 434 323 155

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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: 11/6/2011 6:51 PM
Subject: FW: NSW Department Planning & Infrastructure - Royal Far West Expansion Concept Plan, South Steyne & Wentworth Street, Manly (MP10_0159)
CC: "Mike Baird" <Mike.Baird@parliament.nsw.gov.au>

Dear Chris

I have been contacted by several people that the relevant website to lodge objections/comments has now been closed. This is disappointing when we had been led to believe there would be an extension. It is most important that we receive your advice regarding an extension as quickly as possible. Residents have a meeting with Manly Council Deputy General Manager tomorrow afternoon (Monday, November 7), and it would be helpful to have your response to avoid having to spend time discussing same.

Yours sincerely

Lisle Fortescue

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

From: Neville & Lisle Fortescue [mailto:n4tescue@bigpond.net.au]
Sent: 03 November 2011 17:02
To: 'Chris.King@planning.nsw.gov.au'
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
Strata Plan # 63767

632/25 Wentworth St
Manly NSW 2095

Chris King - Royal Far West Redevelopment Plan MP10_0159

From: steve bailey <yogagypsy28@yahoo.com.au>
To: "chris.king@planning.nsw.gov.au" <chris.king@planning.nsw.gov.au>,
 "office@hazzard.minister.nsw.gov.au" <office@hazzard.minister.nsw.gov.au>,
 "office@piccoli.nsw.gov.au" <office@piccoli.nsw.gov.au>,
 "office@pearce.minister.nsw.gov.au" <office@pearce.minister.nsw.gov.au>
Date: 11/22/2011 3:47 PM
Subject: Royal Far West Redevelopment Plan MP10_0159

To whom it may concern,

I am currently and have been an owner-occupier of an apartment facing directly opposite the Royal Far West Complex at the corner of South Steyne and Wentworth Sts, Manly since 2002.

I have studied the project plans for this project and have the following points to make.

My

friend Doug Sewell, the architect, who is also an owner of an apartment directly facing this planned project.

1. There is no question that the footpath will need to be widened on South Steyne and Wentworth to accommodate the increased pedestrian traffic, due to the hotel plus the commercial/residential population and visitors etc. This will include children, prams and, in particular bicycle riders who do not feel safe on the South Steyne, which occurs frequently with many risky close encounters between bikes, children, dogs and elderly people as well. Thus the development MUST be set back 3.5 METRES to accommodate a CYCLE LANE on South Steyne AND on Wentworth St, between the parking and the perimeter of the development.
2. My angled personal beachfront view will be dramatically affected as per the plan, not to mention the privacy and thus the 3.5 metre reduction is also important.
3. There must be NO live music performance licence or club/discotheque in the hotel and NOT be an noisy open bar as Manly has more than enough of those. I am aware that the New Brighton Hotel has requested louder noise level allowances for its music following the latest hotel upgrade.
4. Part of the land could and should be allocated to increase indoor space for Manly Village Primary School which has insufficient places for the expanding population of local children.
5. The hotel should be no higher than the maximum height of the Peninsular building on Wentworth St. to keep the proportions of visual and aesthetic issues in balance. Nine stories is too high for this end of Manly as the Manly National building clearly demonstrates on the other side of the Corso.
6. The traffic issue will be a major bottleneck and I recommend that there be a no turn right sign from Wentworth St into South Steyne. This corner often bottles up for so long now, because South Steyne drivers going south are not obliged to give way and it just clogs up Wentworth St from the car park all the way back to the Darley Rd corner. Obviously police and emergency vehicles would be excepted, but this could be put into effect by early next year, which will help traffic flow better at this busy and important intersection.

Non-local visitors who do not know their way around Manly are possibly the worst offenders and ,given that there is currently no major vehicle access between Wentworth St and Victoria St (and there won't be in the new development plan) it's not necessary to turn right from Wentworth St and thus traffic can be channelled in to wider Victoria St from which left and right turns can be made .

The option could be to limit it to peak hours, public holidays and all weekends. However any warm sunny day increase local traffic considerably so it guess it should have a traffic monitoring device on that corner.

I trust that this development will be an opportunity to improve public facilities such as the school and traffic flow will be considered carefully. This end of the beach is clearly the most popular and bicycle use has accelerated enormously so it's an opportunity to support that with bicycle lanes and more bike racks in the vicinity.

Watching the process with detailed personal interest,

yours

faithfully

Steven

Bailey

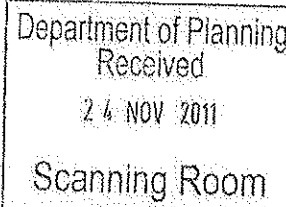


PCU028299

Mr Steven R Bailey
103/25 South Steyne, Manly
0432565717
yogagypsy28@yahoo.com.au

23rd 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

Fax : 92286455

Email : plan_comment@planning.nsw.gov.au

Dear Sir,

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

I refer to the exhibited Royal Far West Expansion Concept Plan and lodge the following objections and recommendations to the development.

1. I have been the owner-occupier of unit 103/25 South Steyne, Manly since 2002 and my windows are directly facing the new development proposal, which means that it will have a direct impact on my view and especially my privacy.
2. As shown in the attached letter sent in to you by a co-owner and personal friend Mr. A.D.B. Sewell with whom I concur completely, I believe strongly that a 3.5 metre setback needs to be included on both the South Steyne and Wentworth St frontages. In other words the perimeter of the development needs to be setback a full 3.5 metres.
3. That additional space can be used partly as a safe bicycle lane as I have consistently observed that the existing bicycle lane on Wentworth St is essentially dangerous and many cyclists use the existing footpath, which results in many near misses with prams, children and elderly pedestrians.
4. The design concept of the residential/ commercial building on the South Steyne /Wentworth St corner is typically North Steyne and totally out of character with the architecture of South Steyne. I recommend a compromise design, perhaps something like the Peninsular but more stylish, which can be incorporated into the streetscape without looking so out of place.
5. There must be no open bar concept in the hotel as there are enough of those in Manly and noise levels of any private functions must be insulated within the

A. D. B. Sewell
305/25 South Steyne Manly
Tel 9907 7111 Fax 9907 7222
email: bimagoes@tpg.com.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

Fax: 9228 6455
Email: plan_comment@planning.nsw.gov.au

Dear Sir,

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

I refer to the exhibited Royal Far West Expansion Concept Plan and lodge an objection to the development.

My objection is foremost to the major detrimental environmental effect the development will have on the views and privacy of my property at unit 305/25 South Steyne, Manly, located in Wentworth Street directly opposite the Royal Far West site.

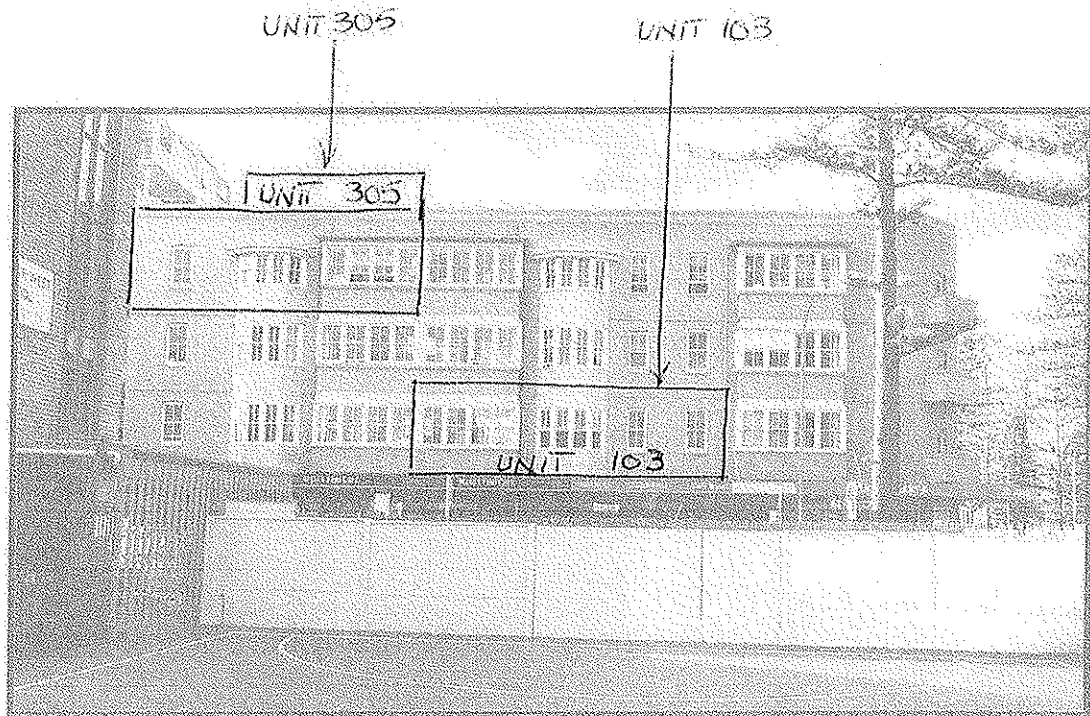
I include an Environmental Effect Assessment Report, prepared by Blackwood Architects, dated 1st November 2011, which assesses the Concept Plan proposal for its impact on the views and privacy of my property. The report also recommends measures to mitigate the adverse environmental effects.

I quote the conclusion of the report, which states:

The proposed development exhibited in the Royal Far West Expansion Concept Plan will have a major detrimental environmental effect on the views and privacy of Unit 305 at 25 South Steyne, Manly.

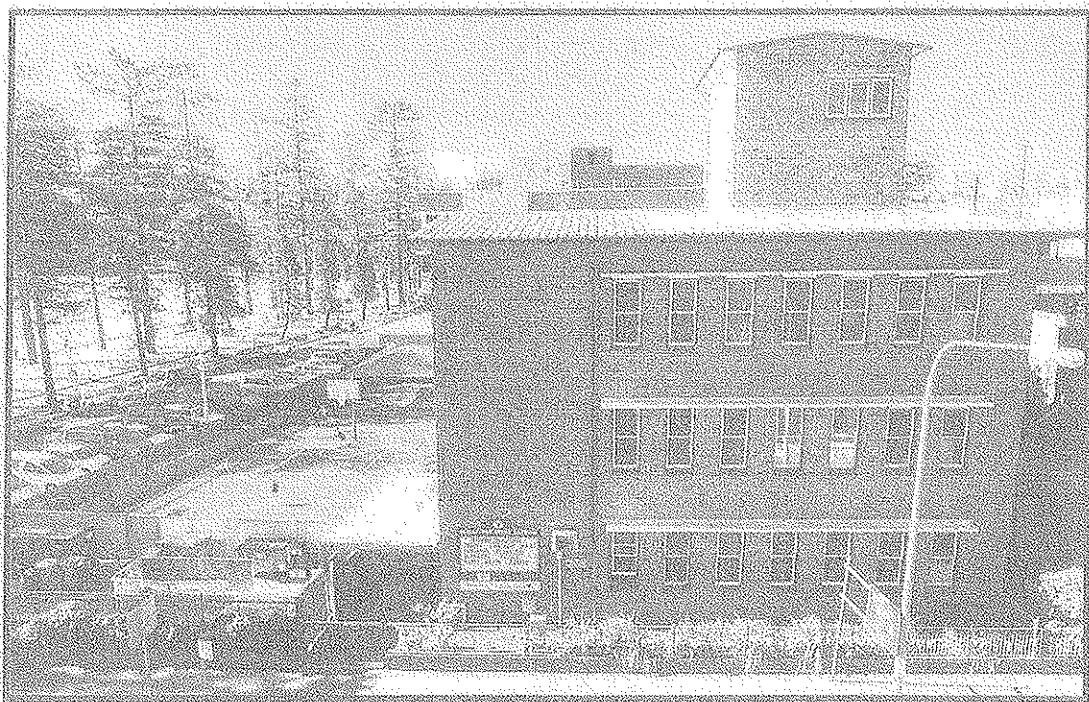
The development will result in severe to devastating impacts on the unit's iconic ocean and beach views. Significant benefits can be achieved, which would substantially mitigate the extent of the view loss, by providing 3.5 metre setbacks to both Wentworth Street and South Steyne for the facade and balconies of the corner building, in accordance with Manly Council's Urban Design Controls for the site. Major benefits to the public domain, important street vistas and the heritage curtilage of Drummond House would also occur if the building(s) were setback from the street alignments.

The privacy of Unit 305 will be severely impacted by the proposed five-storey building on the opposite side of Wentworth Street. Measures to provide adequate mitigation for loss of privacy such as privacy screens can be included in the design, but a wide setback to Wentworth Street would also permit a landscape buffer between the properties.



The building at 25 South Steyne seen from Royal Far West children's playground. Unit-305 is on the top floor on the left hand end of the building. The bay window is to the living room and the bank of windows is to the kitchen.

The three-storey Royal Far West school building, operated by the NSW Department of Education, is located opposite the living room and master bedroom windows of Unit 305. On each side of the building are landscape open space and a children's playground.



Royal Far West school building seen from Unit 305 living room

Chris King - Submission Details for Jane Nicholls

From: Jane Nicholls <janenicholls@live.com>
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Content:

The Process

This development proposal has been submitted as a part of the controversial Part 3A planning process. We have been informed by State Planning that it has remained a Part 3 application because it was already at an advanced stage in March this year when Part 3A was scrapped. However we are also being told by Royal Far West that the development is at a conceptual stage and this is the reason that there has been no public consultation up until now. This is confusing.

Visual Impact

The proposed development will be the largest construction project ever to take place in Manly and this is right next to private residences, a Community Centre, Vocal Arts Centre and Manly Village Public school. The visual impact will be extremely negative for residents as well as members of the public using these community services and also the school children. A nine storey hotel in the middle of the development will mean loss of views for many residents as well as overshadowing of both residents and the school. This development is, quite simply, too large for this part of Manly.

Noise

With so many apartments, hotel rooms and retail enterprises there will be a considerable increase in noise levels which will affect nearby residents and the school, both during and after construction. It is anticipated that construction will take many years, causing huge disturbance and inconvenience to the community.

Traffic

The development will increase traffic both during construction phase and on completion. The entrance to the underground car park will be almost directly opposite the Council Car Park on Wentworth Street and currently on weekends this street is gridlocked as people try to enter and leave this car park. The problem of entry and exit is exacerbated by the number of pedestrians coming off ferries and heading to the beach and using the 3 pedestrian crossings situated within metres of the car park entrance. The Environmental Impact Assessment only looked at traffic movements during rush hour on weekdays and did not address the busiest times in Manly which are weekends and major events when traffic frequently comes to a standstill on Wentworth Street.

Licensed Premises

Part of the development includes a 164 room hotel with a 24/7 liquor license. This is a real concern to the residents of Manly. One of the biggest issues that we face is that of alcohol related violence and general feeling is that another licensed premises is the last thing that Manly needs. Also, this building will be right next to Manly Village school and the Royal Far West Hospital. Is an area occupied by children really an appropriate site for a licensed hotel?

Department of Education Land

Apparently there are 3 plots of land included in the development which belong to the Department of Education. As yet no answers have been provided as to why this land can be used for commercial development without some public consultation. In fact the whole of the proposed area is zoned for special use and was intended to be for Public and Community use and this has been the case for many, many years. However, now the intention is to develop a large proportion of the land for commercial, tourism and residential use. This doesn't seem right. It is also well known that Manly Village Public school is full to bursting having increased from 250 to almost 600 enrolments in 10 years with no expansion of facilities and no room to move. Surely if there is Dept of Education land involved here, this should be given to the school for its necessary expansion?

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Submission: Online Submission from Jane Nicholls (object)

https://majorprojects.affinitylive.com?action=view_diary&id=23883

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

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Chris King - Submission Details for Jane Nicholls

From: Jane Nicholls <janenicholls@live.com>
To: <chris.king@planning.nsw.gov.au>
Date: 11/4/2011 2:13 PM
Subject: Submission Details for Jane Nicholls
CC: <assessments@planning.nsw.gov.au>
Attachments: View from Balcony.pdf; View from Bedroom 1.pdf; View from Bedroom 2.pdf; View from Bedroom 3.docx; View from Living Area.pdf



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Content:

As the owner/ occupier of Appt 233 of the Pensinsula Apartments at 25 Wentworth Street which is directly opposite RFW, I have several concerns about the plans for the site and the way the development will affect both myself and the Manly community. I will be entering a further submission which addresses my concerns for this community. This submission covers the aspects which will affect me from a personal perspective.

Loss of View

This will have the most significant negative impact on me and my family. Currently on entering the living area of our apartment we have a wide uninterrupted ocean view from the end of Wentworth Street across to Shelly Beach. When the development of RFW is complete this will be reduced to about 15% of the current view, a devastating loss (photos attached). When standing on the balcony the view will be reduced to less than 50% of what we see currently (photos attached). From the 3 bedrooms which currently have views, those views would be lost completely (photos attached). The Peninsula building was designed to make the most of the views and when we purchased this apartment 12 months ago we paid a premium price partly due to the 'wow factor' of the stunning vista. It is heartbreaking to think that in future we will be looking at an apartment building instead, not to mention the decrease in value of our asset which we feel will be substantial.

Less Sunlight

The Environmental Assessment looks at shadowing to the south of the development but overlooks the effect on properties to the north. At present we see a sunrise in the morning but following the redevelopment, the sun will be behind the RFW apartments until mid-morning so we will have significantly less direct sunlight coming into our apartment for a significant portion of the day.

Increase in Noise

2 floors of underground parking are planned with a total of 184 parking spaces. The Environmental Assessment says that this will generate between 103 and 121 trips in and out of the car park during rush hour. This is already a significant number of vehicles but does not take into account traffic on weekend afternoons when Manly is at its busiest. The entrance to the car park will be almost directly opposite the entrance to the existing council car park which has 300 spaces. Our apartment is directly above the entrance to this car park and on weekends there is a steady stream of traffic entering and leaving the council car park for much of the day. There are also 3 pedestrian crossings within metres of each other and this often causes the traffic to frequently stop resulting in frustration to drivers. The sound of idling engines and horns honking as drivers fail to enter or leave Wentworth Street is not uncommon especially in the busy summer months and this can only be exacerbated when cars and delivery trucks (servicing the new shops and hotel) will be attempting to join Wentworth Street from the new car park. (Aptly, as I am typing this submission I have just heard a screech and a bang and looked out of my window to see that a ute has driven into the side of a station wagon attempting to turn right onto Wentworth Street from the car park, thankfully no pedestrians were on the crossing at the time!) In addition I anticipate an increase in noise from the planned retail development along Wentworth Street as well as from the hotel which I imagine will have a public bar open until late in the evening.

The Consultation Process

I am disturbed by the lack of consultation prior to RFW publication of the redevelopment plans. A consultation meeting was held in March for, according to Urbis, "key stakeholders and groups potentially impacted by the project". As far as I am aware no one from the Peninsula Apartments was invited to attend that meeting even though the residents stand

to be impacted more than most by the development. I put the question to the CEO, the Chair of the Board and the Vice Chair of the Board of Royal Far West at their Open Day and no one was able to tell me why we hadn't been invited or even informed that the meeting was taking place. The first that we heard about the development was when we received letters advising us that the plans were on public exhibition and after talking to other residents it would appear that not all owners received that letter. It is extremely disappointing and worrying that the details of a development of this size, the biggest ever in Manly, were not made available to those who would be most affected, before it was put on public exhibition.

Conclusion

As a resident of Manly I am extremely concerned about the effects of the proposed RFW development. We chose to live here because it is a wonderful place which has managed to retain some of its village feel. However, with each new development that feeling is being eroded and the RFW proposal will contribute to that. From a personal perspective, we will see a devastating reduction of our ocean view, enjoy less sunlight into our apartment and experience a significant increase in noise from traffic and from the proposed retail and tourism elements of the development. I therefore object strongly to the proposed development in its current form.

Jane Nicholls

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Submission: Online Submission from Jane Nicholls (object)

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