

ANNEXURE B PROPOSED VIEW



Chris King - Submission Details for Ian James

From: Ian James <james.clan@optusnet.com.au>
To: <chris.king@planning.nsw.gov.au>
Date: 10/26/2011 8:32 PM
Subject: Submission Details for Ian James
CC: <assessments@planning.nsw.gov.au>
Attachments: IMG00031-20111026-1859.jpg



Planning &
Infrastructure

Disclosable Political Donation: no

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

Address:
 Unit 331

Manly, NSW
 2095

Content:

We are writing to voice our significant concerns regarding the Royal Far West Development as it is currently proposed.

We live opposite Drummond House in the Pensinsula Apartments.

The current proposal is unworkable in this precinct for the following reasons:

The development is visually dominant from any perspective.

From our own lounge room we will lose 100% of our beach view and 80% from our balcony.

The sunlight which currently streams into our lounge room in the early morning (from about 6.30am daylight savings time) will be blocked by the five storey proposed height at the beachfront. The skyline will also be taken away.

With regard to the nine story proposed hotel, we will lose any natural light as this will be built to the east of our apartment.

The traffic is currently grid-locked at weekends in Manly, getting progressively worse in the summer months or when Manly hosts any festivals. Adding another high density hotel and wine bar and associated staff will increase traffic even further in Wentworth St. This is a totally unworkable plan with a driveway exiting onto Wentworth St.

We are also very concerned about the increased noise associated with a hotel in the evening/early morning. We have a number of wine bars and hotels in Manly already with the associated noise of those leaving or travelling between establishments. Currently any of the restaurants around the Rialto Arcade close early acknowledging the fact that residents are in close proximity. To have a hotel with its entrance fronting Wentworth St is going to potentially lead to significant noise from the public leaving the hotel after drinking. While it has been said that the bar is for the patrons of the hotel, if you look at Manly Food and Wine, along the beachfront, the majority who drink there are not staying at the Hotel. At least the noise fronts the ocean, rather than a residential apartment block as proposed by the Royal Far West development.

Extending the current building to the boundary of Wentworth St and the ocean front will not only eliminate our view but being on the north-easterly corner, will create a wind tunnel along Wentworth St, impacting prevailing north-easterly winds (the most common) and southerlies coming up Wentworth St from the Harbour.

We lodge a strong objection to the Far West Development based on these concerns. This development is contrary to all recent development aiming to retain a Manly Village vista.

A photo of our outlook of sky and beach is attached.

I & V James

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Submission: Online Submission from **Ian James (object)**
https://majorprojects.affinitylive.com?action=view_diary&id=22119

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

Ian James

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☒ Department of Planning

Disclosable Political Donation: no

Name: Wendy Ashmore

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Address:

406/15 Wentworth Street

Manly, NSW

2095

Content:

Wentworth Street is (surprisingly) a quiet street in the mornings and the evenings. There is no noise such as that associated with the activity on the Corso. This new development will completely change the atmosphere of this street and turn it into a cold, noisy, crowded, traffic chocked area. More details are contained in the attached document.

IP Address: - 203.24.1.137

Submission: Online Submission from Wendy Ashmore (object)

https://majorprojects.affinitylive.com?action=view_diary&id=21865

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

Wendy Ashmore

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Objections to the Royal Far West Development, Manly

General:

Wentworth Street is (surprisingly) a quiet street in the mornings and the evenings. There is no noise such as that associated with the activity on the Corso. This new development will completely change the atmosphere of this street and turn it into a cold, noisy, crowded, traffic chocked area.

Wentworth Street, East Esplanade, Darley Street and Manly in general is s already due to have a large increase in traffic, and habitation as a result of the development that is currently happening on the old Coles site on the Corse. The analysis of the impact of the RFW development is based on current state (and as I point out below, is an incomplete analysis) and does not reflect what the true state will be before the RFW development is completed. Based on this missing factor in the analysis approach, the results are inaccurate and do not reflect what the true impact will be in the ara..

Appendix G Concept Plan

The Shadow Analysis is incomplete. There has been no analysis of the impact of shadows on the buildings at 11, 15 or 25 Wentworth Street. There will be a definite shadowing impact in the mornings, particularly in the winter months

Appendix J Traffic.

The scope of the traffic analysis is inadequate as it has failed to even analyse one of the worst corners, which is Wentworth Street and South Steyne. Also it is not clear what days the analysis has occurred on. Given the 'am and pm peak hour' statement this implies Monday to Friday during standard business working peak hours. These days and times do not reflect the true peaks of a tourist / recreational destination. The corner of Wentworth Street and South Steyne is often 'gridlocked' on Saturday and Sunday afternoons as pedestrians use the 2 separate pedestrian crossings in Wentworth and South Steyne street, and as car turn right from Wentworth street on to South Steyne.

Chris King - Submission Details for Vivienne James

From: Vivienne James <james.clan@optusnet.com.au>
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Date: 10/22/2011 11:40 AM
Subject: Submission Details for Vivienne James
CC: <assessments@planning.nsw.gov.au>



Disclosable Political Donation: no

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

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 Unit 331

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 2095

Content:

Our unit fronts Wentworth Street and this comment relates to the impact of the proposed development by the Far West Home on losing our view if you build to the boundary of Wentworth St and the Steyne beachfront.

The Peninsula Apartments along Wentworth St are designed to offer a beach view south of the Wentworth St and the Steyne St intersection. Our view of the water is between the footpath outside the Far West School on Wentworth St and the wishing well pavilion along the beachfront. If Far West Development proceeds to build to the boundary of this corner, we lose 100% of our view from anywhere in our living room and 80% from the balcony if standing at the balcony rail overlooking Wentworth St. In summary, we will have no view of the sea unless we stand at the rail of our balcony and peer down Wentworth St.

This area to be built on is currently a school playground area. It is the corner which is a concern. Once a building is built to the extreme boundary, there is no opportunity to reverse this. In designing the development, we strongly request that you do not diminish the existing space by increasing the building dimensions to the edge of the street corner. Could you retain some space on this north east corner - an open forecourt which is in keeping with the low level at the other end of the Far West block along the ocean front where the medical/health centre heritage house is and allows us to all retain some view.

When this loss of view was put to the architect at the Little Manly precinct meeting in October, we were told, "You won't lose much of a view", but that indicates no appreciation of the design of the Peninsula apartments all the way up Wentworth St.

If you stand on the esplanade at the wishing well hut and look up Wentworth St at the apartments you will notice that they are designed not to look down Wentworth St to the ocean, but at a south-east angle looking out over the corner of Wentworth St and Steyne to the beach - past the end of the existing building for those few metres to the boundary.

If you build to the boundary down Wentworth St at the ocean, this beautiful outlook will be permanently lost.

While there will certainly be a significant financial impact of losing the view, what prompts me to write is not the financial impact of losing the view but of the loss of the lifestyle quality. This is our permanent home. We live here in Manly, in this unit and are very content with our little "window to the sea" when we sit in our apartment. To lose this small amount of view is personally devastating. I know Manly Far West Home needs a viable development to bother developing, but surely you can keep the footprint of the existing building on this corner and allow those who live on Wentworth St to feel part of the Far West Development as well.

The above reflects my personal loss of view.

The following are more general comments which favour retaining an open corner at the end of Wentworth St and Steyne.

Aesthetically, I am visualising a tunnel of buildings being created at that end of Manly rather than the openness currently achieved by leaving that area as a space rather than built up as you wander towards the seaside down

Wentworth St. Currently, we still have the Manly Village feel. Over the last few days since being made aware of the extent of the development I have looked at where there are larger buildings actually built to the corner such as Manly Pacific and the streetscape has lost the village feel which was only just starting to be reignited in Manly over recent years.

From a safety issue, I have always been thankful that the corner is open as a driver and as a pedestrian as there is a lot of pedestrian and vehicle interaction at that corner including large garbage trucks.

Is there any opportunity to retain this space in the design?

I know we can all be precious about our views, but to go from having a pleasant window to the sea to having no window to the sea does seem to be out of balance within the community meeting the needs of Far West Home and the existing residences in Wentworth St.

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Submission: Online Submission from Vivienne James (object)
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Submission for Job: #4258 MP10_0159 - Royal Far West Concept Plan
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