



PCU029739

STRATA PLAN 1717

BLUE DOLPHINS

25/122 Bower Street
Manly NSW 2095

Chairman: Richard L. May
Phone/fax (02) 9977 5179
Email richardmay99@hotmail.com

Secretary: M. R. (Robin) Casson
Phone/fax (02) 9977 6076
Email manlycasson@iprimus.com.au

www.bluedolphins.com.au

Hon Michael Baird
Member for Manly, NSW Parliament
2/2 Wentworth Street
Manly NSW 2095

11 January 2012

Dear Mr Baird

Royal Far West Extension Proposals

Blue Dolphins (Strata Plan 1717) is a residential apartment block of 24 home units. Its Executive Committee is self managing. Late last year the Committee asked one of its members, an experienced architect, to examine the Royal Far West proposal document and report to the Committee. He did so and his report is attached. Unfortunately the Committee was unable to send the report to the NSW Department of Planning & Infrastructure within the Department's closing date for public comments. The Committee considers the report to be an excellent analysis and recently decided to send it to you, copy to Chris King, contact officer in the Department.

We acknowledge that some of the original proposals may have changed, but other issues raised in the report remain, such as that mentioned at report paragraph 9, drawing attention to the risk to Planning Controls.

We commend the report to you as an element in any actions you take in regard to the Royal Far West proposals.

→ cc. Atten Chris King, Major Projects Assessment, Dept of Planning & Infrastructure,
GPO Box 39 SYDNEY NSW 2001

Yours truly

R.L. May
Chairman, Strata Plan 1717 Executive Committee



Far West Proposal

Draft Notes

#1 Land Ownership

Royal Far West (a non profit organisation)

#2 Current Zoning

Schools & Hospital

This zoning does not have height limit provisions

#3 Proposed Zoning

Change to Schools, Hospital, Residential Strata Unit, Retail & Commercial Hotel

Residential units proposed 5 stories

Hotel block to be 9 stories.

The proponent claims as there is no current height limit they should be able to go higher for the hotel block but this is not an accepted use for the school zoning and presumes the Minister will agree to change the zoning to a higher and better use.

This will increase the value of the site by millions of dollars but will not result in any new or tangible benefit to the Manly community.

#4 Parking

Proposed to have 184 car spaces in under-ground car park over 2 levels with main entry point off Wentworth St 80 metres from South Steyne intersection opposite to Rialto Lane which is existing Peninsular car-park access. There is a discrepancy between this and the cost plan parking construction numbers.

#4 Shadowing

Shadowing will occur to Victoria Pde residential units open space by Hotel tower & is non complying

#5 Privacy

Privacy loss will occur to Victoria Pde residential units from the Hotel tower and is non complying

#6 Bulk

Hotel tower is totally out of scale with 4-5 storey adjacent buildings including the Public School and will over whelm them. This is not consistent with the Manly Village concept of this precinct.

#7 Traffic

Traffic report does not address the existing Wentworth St / South Steyne intersection but this is already known as the most difficult intersection in Manly by locals and will be significantly affected by the proposal entry point opposite Rialto Lane causing conflicts and increase in numbers of introduced cars.

In addition the Council Manly 2015 plan to reduce the capacity of South Steyne & East/ West Esplanade by its proposals will bring the Darley Rd / Eastern Hill area access to gridlock as was experienced with the Electricity and sewer works in recent times.

#8 Financial Issues

The Appendix E Cost Plan nominates the project cost as \$229 million and includes construction costs for 389 car spaces not 184 as listed elsewhere in the document. Is this a discrepancy that needs to be clarified.

The proposal directly changes Royal Far West from a non profit organisation to a commercial developer of property with ongoing income streams by nature of a ministerial approval to rezone the site.

Will the Minister have access to annual surplus funds generated above that required to maintain the traditional Royal Far West operations so that the surplus can be put back into the Manly community or will this just be a gift to the proponent. What transparent controls will be instituted.

If the proposal is approved and the commercial components become operative what safeguard is proposed by the Minister to ensure that Royal Far West continues to operate for a lengthy fixed period into the future from this site so that it does not simply become a rezoned commercial development.

Will the Minister ensure that Royal Far West Board Members declare any interests that may arise from redeveloping and construction on the site so that they do not materially or financially benefit from the Ministers rezoning approval.

#9 Precedents

The principle of approving change of existing school zonings to residential, retail and commercial zonings so that non profit organisations can generate an income to cover continuing operating costs appears to establish a dangerous precedent that will erode Planning Controls throughout the State, be welcomed by the development industry as a means of manipulating zoning controls and be generally disadvantageous to the wider community but of major benefit to a select few.