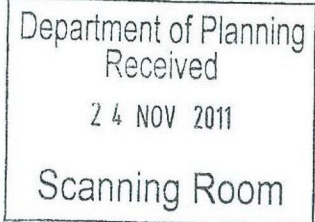




Mr Steven R Bailey
103/25 South Steyne , Manly
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23rd November 2011

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: bimages@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