

Richard Hewitt, 1/17 The Crescent, MANLY NSW 2095

Committee Secretariat
Parliamentary Standing Committee on Public Works
Parliament House
Canberra
ACT

18/5/06

**Re: Proposed re-development - Australian Institute of Police Management
Redevelopment, North Head, Manly, NSW**

SUBMISSION 17

SUMMARY OF SUBMISSION

I question the legality of AFP's continuing use of this site and their supposed need to expand as proposed.

AFP says under "Objectives" that " The proposed redevelopment of the site will protect the existing Little Penguin and Longnosed Bandicoot populations at the site, as well as enhance and maintain the distinctive aquatic and bushland character of the adjacent Sydney Harbour and Sydney Harbour (North Head) National Park." **I would assert that in every detail this is totally contrary to the truth.**

This would have been an excessive, insensitive and totally inappropriate proposal for the site even without North Head's recent heritage listing which merely reinforces the value and sensitivity of the site and the need to ban proposals of this sort.

1. LEGALITY OF CONTINUING USE OF THE SITE

The 1979 Land Exchange Agreement allowed the Commonwealth to retain this site as a "Police College". It is listed in the Manly Web as a conference centre & co-locates with Charles Sturt University.

I believe it is arguable that it is already not a "Police College" and therefore arrangements should be made for the land to revert to NSW Government or NSW National Parks & Wildlife Service.

There are other sites available to the AFP that are not in an environmentally sensitive, national heritage listed site.

2. NEED TO EXPAND

The AFP's statement of evidence asserts that it needs to get bigger in order to stop engaging in non-police commercial activities. This is one of a number of assertions that might charitably be described as disingenuous, although the more robust Australian term might be bullshit. I just don't believe it.

3. SCALE OF DEVELOPMENT - 60% increase in floor area

The proposed net increase in floor space (new less demolished) is 60%. The 2 & 3 storey buildings proposed are not compatible with the scale of the historic buildings on site and would be an unsightly addition to the harbour foreshore.

4. NUMBER OF ROOMS – biggest hotel in Manly!

55 rooms (& five flexible modular spaces for multiple occupancy needs) makes this the biggest hotel in Manly! This is not just a "Police College", it is a residential Conference Centre, university campus and general sea-side holiday home.

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a.m.

5. SENIOR COMMON ROOM & OUTDOOR DECK – bigger than the Wharf Hotel

The Senior Common Room” at over 200m² plus 25m² outdoor deck area is bigger than our harbourside pub and from a description of its facilities will operate in much the same way. This is sited right above the highest concentration of our threatened Little Penguin colony. Penguins & their chicks are ultra sensitive to noise & light at night.

AFP claim “The open deck entertaining areas will be limited to daytime and early evening use”. I have this Monty Python-esque picture of an officer appearing at 7.30pm on a summer's night while evening relaxation is in full alcoholic swing & saying –"OK guys, it's penguin night-night time, let's clear the deck, shut the doors, turn off the music & retire to our rooms to read an improving book." Oh, yeah!

6. HARD SURFACES – 50% increase paved surfaces, roads & carpark

New roadways and a carpark of 1,400m² are not a welcome addition to pristine bushland & will drain into Spring Cove, part of Sydney Harbour's only Aquatic Reserve of national significance.

Again, with apologies to the Pythons, perhaps this is part of the increased bandicoot foraging area envisaged by the AFP with adaptive re-use of the bandicoot road-kill to regularly feature on the menu.

7. ASSET PROTECTION ZONE – National Park land to be cleared

It would seem that a significant proportion of the Asset Protection Zone will be on NP&WS land that would need to be cleared. Surely this is inappropriate?

HISTORIC & SCENIC ISSUES – an eyesore above a historic site

One could talk at length about the historic & scenic qualities of this area. I merely register my utter horror at the thought of this obscenity above the reputed site of the meeting between the first fleet & local Aborigines.

R. C. Hind