



From: Hania Norman <hanianorman1@bigpond.com>
To: <chris.king@planning.nsw.gov.au>
Date: 11/30/2011 12:44 pm
Subject: My Personal objection to the Royal Far West MP10 0159 Concept Plan
Attachments: IMG_0171.JPG; Part.001; IMG_0371.JPG; Part.003; blocked view 1.pdf; Part.005; manlyview3.jpg; Part.007

The present view, using the existing window corridor that my unit was built to appreciate maximum views, and the local council and local community, were involved with every step of the way for the whole Peninsula Development, situated 11-25 Wentworth Street, Manly NSW, a village community involved, this is across the Road from the Royal Far West,

I bought my unit 5 years ago, for a large amount, as loved the view, wow factor, and size and position of the unit, and i had a Real Estate value mine, the other day as it is, and showing where the view and bulk could be, and the depreciation was over 40% and that is at current market prices, Will we be compensated for the loss!

As mentioned before, not only will i lose 100% of my view internally from entry from hallway to walking to my balcony, but my 3 bedrooms will also lose 100% of the view and i will retain some view from parts of my balcony only.

Therefore causing my unit to be darker and colder in winter, and in summer darker and more depressing, the mirrored walls in the living area, that i had installed to show the beautiful view, even more, will show concrete and steel and not views of the Beach and Pines that they do now, so will have to take down and renovate my unit

Solar access will be reduced and therefore my utilities will increase, out of my self funded retiree wage, land rates will go up, and unit prices will decrease dramatically, will there be compensation for this!

Privacy will disappear, as balconies of many units and hotel rooms will be a few metres away

Acoustic noise will increase with the building of the development and who knows if there is asbestos there and is our safety important too, and the length of the development could take up to 5 years, affecting the stress of our health and well being also, with noise and construction materials, workers and vehicles

Acoustic noise will increase with the hotels, patrons, liquor licences, retail, units, extra garbage collection and alcohol fuelled revellers, like in other parts of Manly

Shadows will affect us with the bulk and density of the development

Wind tunnel affect will scream though from the harbour to the beach

Traffic congestion, on a Street, already congested will be a grid lock and impossible to exit, and enter , and especially with the planned exit from the 2 storey private car park from the development being placed directly opposite the council car park

Tree and sky views will be decreased with the bulk of the development

Low cost housing will disappear

The Manly Village Primary School kids will suffer as will the country kids also, with the commercial aspects of the Concept Design

I strongly object personally to the current concept plan, on the table, being the largest development ever in Manly, for the commercial factor of the Far West Plan, and over bulking the land mass and building to extreme boundaries without concern to the extreme loss for existing Residents of the Peninsula, and in particular to my situation

Regards

Hania

Hania Norman

433/25 Wentworth Street Manly 2095

EXISTING VIEW CORRIDOR

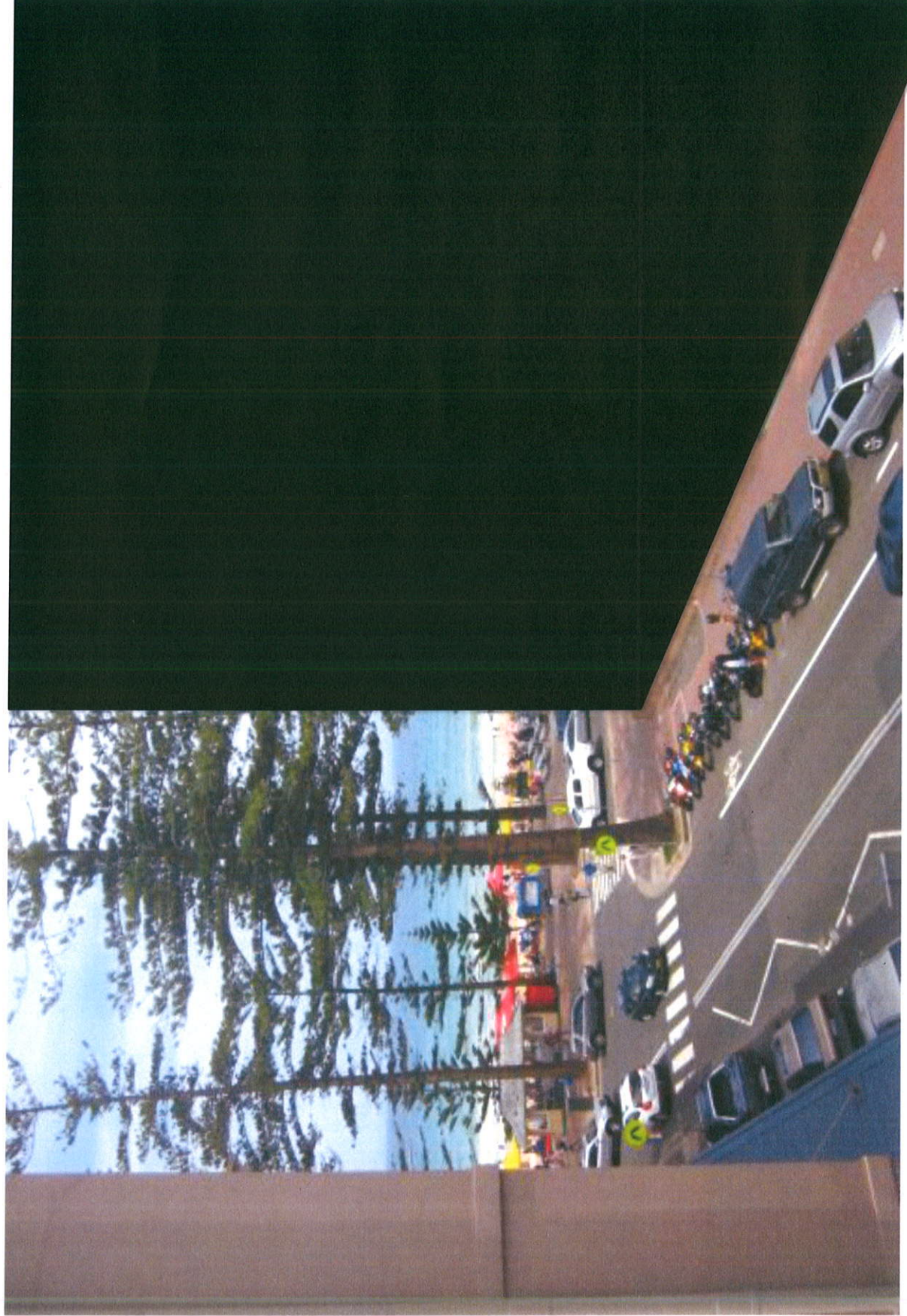


The beautiful sunrises which will disappear as
 am an early riser and love the colours and
 sun rise.



EXISTING VIEW CORRIDOR





THE VIEW WINDOW IF THE PRESENT BOUNDARIES ARE USED THAT THE CONCEPT PLAN HAS DESIGNED

Chris King - A Peninsula resident's objection in Manly

From: Hania Norman <hanianorman1@bigpond.com>
To: <chris.king@planning.nsw.gov.au>
Date: 11/14/2011 11:01 AM
Subject: A Peninsula resident's objection in Manly

Dear Chris,

In regard to concept plan MP10-0159, being the RFW Residential, Commercial and Retail Plan, situated in 12-22 Wentworth Street and 16,19-21 Steyne Street, Manly 2095, I as a resident of 11-25 Wentworth Street, would strongly object to the plan as it is

Understand that the Royal Far West needs to develop as a Community Block for the kids visiting and cannot understand why a Commercial Enterprise is being built on the People of NSW's land without consultation with the locals and residents, directly affected by this huge, over bulked and too tall development of a 164 room Hotel and 24 hour bar, 32-40 units and retail shops, that could also have liquor licenses, and all this in the mix of Manly Village Primary School and of course what little is built for the Far West kids, The low costing housing is disappearing, the nursing home has gone, so the feel of a community feel is disappearing, being replaced by Commercial, in a village already having too many hotels, pubs, and high rise

Traffic conditions could not cope with the plans on the table and i find it amazing that this development is under a 3A guise of underhanded approach to the community and neighbours as well No respect has ben shown in a consultation form, and our local Council is also objecting, as their guidelines of how Manly should look , have been ignored

This will be , as it is, the Largest Development ever in Manly and with the other large development down the street, will cause stress here for decades to come

My lifestyle will be diminished totally, as my view inside my unit will totally disappear from my living and dining area and my 3 bedrooms also, instead i will suffer with steel and concrete in its place, limited solar access, shadows, no sunrise to see from my unit, and extra heating and lighting to be paid as a result of this plan

Noise of the extra service vehicles to service this development will be unbearable as will the alcohol fuelled revellers leaving at all hours of the early morning. Traffic in the day will be at a grid lock, as the RTA research plan is for a CBD and not for a holiday destination,

I have attached a small video of my unit, and few loss, for your perusal, an amateur one, and i know that over 60 units here at the Peninsula will have the same lack of view and the above as i will, and that is just from one complex across the road

The view corridor that is in existence should remain for all living and visiting here to have some space and not feel hemmed in my over tall, too bulky developments

Thank you for your time in reviewing my objections

Regards

Hania

Hania Norman

hanianorman1@bigpond.com

433/25 Wentworth St

Manly 2095



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[Ladymanly1](#) has shared a video with you on YouTube:

RFW



Cover Sheet and Instructions for Scanning Documents to an Objective File

File Number 11/19989

File Name Norman, Ms Hania/08-11-2011 00:00:00/Ms Hania Norman (Resider

Printed By Richard Hammond

Printed On 14/11/2011

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Ministerial Correspondence Unit - FW: A Peninsula resident's objection in Manly to the RFW

From: Kacey Cogle <Kacey.Cogle@minister.nsw.gov.au>
To: "'Ministerial.Correspondence.Unit@planning.nsw.gov.au'"
<Ministerial.Correspondence.Unit@planning.nsw.gov.au>
Date: 11/14/2011 2:43 PM
Subject: FW: A Peninsula resident's objection in Manly to the RFW

Response required

From: Hania Norman [mailto:hanianorman1@bigpond.com]
Sent: Monday, 14 November 2011 11:20 AM
To: Public Hazzard's Office Email
Subject: A Peninsula resident's objection in Manly to the RFW

Dear Hon, Brad Hazzard

In regard to concept plan MP10-0159, being the RFW Residential, Commercial and Retail Plan, situated in 12-22 Wentworth Street and 16,19-21 Steyne Street, Manly 2095, I as a resident of 11-25 Wentworth Street, would strongly object to the plan as it is.

I Understand that the Royal Far West, needs to develop as a Community Block, for the country kids visiting, and cannot understand why a Commercial Enterprise is being built on the People of NSW's land, without consultation with the locals, council and residents, directly affected by this huge, over bulked and too tall development, of a 164 room Hotel and 24 hour bar, 32-40 units and retail shops, that could also have liquor licenses, and all this in the mix of Manly Village Primary School, and of course what little is built for the Far West kids.

3 Parcels of land, i believe still have the Department of Education on their title, and am wondering how this will work, having commercial buildings on these, when the local Primary school next door is turning away kids as they are bursting at their seams!!!

The low costing housing is disappearing, the nursing home has gone, so the feel of a community feel is disappearing, being replaced by Commercial one, in a village already having too many hotels, pubs, and high rise.

Manly used to be 7 miles from the City and a thousand miles from Care...not anymore

Traffic conditions, could not cope with the plans on the table, and i find it amazing that this development is under a 3A guise of underhanded approach to the community and neighbours as well. We have no say in this development, and our lifestyles will change dramatically, and of course we will be slugged with extra rates and land taxes and all the other charges associated with living

No respect has been shown in a consultation form, and our local Council is also objecting, as their guidelines of how Manly should look, have been ignored, and our Executive Committee, here St. the 162 unit Peninsula at 11-25 Wentworth St Manly were only made aware of the plans in mid October, and not invited to the meeting in March to have a say.

This will be, as it is, the Largest Development ever in Manly and with the other large development down the street, will cause stress here for decades to come, not only to neighbours, but locals and tourists alike.

My lifestyle will be diminished totally, as my view inside my unit will totally disappear from my living and dining area and my 3 bedrooms also, instead i will suffer with steel and concrete in its place, limited solar access, shadows, no sunrise to see from my unit, and extra heating and lighting to be paid as a result of this plan

Noise of the extra service vehicles to service this development will be unbearable, as will the alcohol fuelled revellers leaving at all hours of the early morning. Traffic in the day will be at a grid lock, as the RTA research plan is for a CBD and not for a holiday destination,

I have attached a small video of my unit, and view loss, for your perusal, an amateur one, I know,, and i know that over 60 units here at the Peninsula will have the same lack of view and the above as i will, and that is just from one complex across the road, that is over 240 people in one complex losing their view and another 1000 being affected by the noise acoustics, shadow and lack of solar access, and of course Visual privacy, with units across the road and hotel guests looking into our darkened lifestyle

The view corridor that is in existence should remain, as is, for all living and visiting here, to have some space and not feel hemmed in by over tall, too bulky developments

The RFW has always had our empathy and most here in Manly have given time and money, since 1924 to help make it the success it is today, but many here have lost faith with them, as they are just bulldozing their plans under the antiquated 3A undemocratic, and sly and disrespectful approach to the neighbours, and the Village of Manly Locals

Thank you for your time in reviewing my objections

Regards

Hania

Hania Norman

hanianorman1@bigpond.com

433/25 Wentworth St

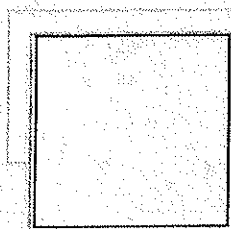
Manly 2095



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[Ladymanly1](#) has shared a video with you on YouTube:

RFW



RFW view loser

RFWH concept plan will erase over 60 units views just from the Building in Manly

Chris King - Submission Details for Hania norman

From: Hania norman <hanianorman1@bigpond.com>
To: <chris.king@planning.nsw.gov.au>
Date: 11/3/2011 12:19 AM
Subject: Submission Details for Hania norman
CC: <assessments@planning.nsw.gov.au>



Planning &
Infrastructure

Disclosable Political Donation: no

Name: Hania norman
 Email: hanianorman1@bigpond.com

Address:
 433/25 Wentworth street

433/25 Wentworth street, NSW
 nsw

Content:

Dear NSW Planners and Decision Makers for the Royal Far West Home Development in Manly

I would like to strongly object to the current plans that are on the table

Reasons being

1. My view loss, as from entry I lose 100% of my view, walking onto my balcony, depending on where I stand I lose 70=90% of my view, from all 3 bedrooms, I lose 100% of my view, see images attached, I have mirrors on the walls in my living room and they show beautiful beach and Pine views and after will show 100% brick and steel
2. Solar access is diminished, and my sunrise will disappear forever, and heating costs will rise as will light bills too
3. Acoustic privacy will be non existent, with the added traffic and services added to service the hotels, pubs, retail and units, plus the well documented behavior of drinking establishments and their patrons on the street late at night
4. My visual privacy will disappear, with balconies facing me from the new plans on the table
5. Wind impact will increase as a wind tunnel affect will increase with the boundaries being so much closer, taking into consideration the ocean and harbor, being also the boundaries on Wentworth Street
6. Traffic from the development entering Wentworth Street will be a grid lock of a car park standstill, on an already overly congested road too narrow now to cope with all, and the study was not done during weekend or summer times, or school pick up, nor Manly festival times, of the impact on locals and tourists here
7. Plans show that some of the land being considered is land owned by the NSW Education, and they, I believe have not been approached, 3 parcels in fact and a new Govt body to approach
8. Communication with you, Manly Council and State was non existent, as no personals letters drawing our attention, to the largest development ever in Manly, were ever sent to us, a white envelope with the words the Owner was letter dropped, looking like a junk mail campaign, and many here, rent and did not forward to the rightful owners at the Peninsular in Wentworth St Manly, the closest and most affected neighbours to this development
9. Our executive committee were not notified either to add input into the plans in March 2011, and we were only made aware of the plans and objection date at the beginning of October and found out that all objections had to be in by 4th November,
10. The RFWH site was a community site with many locals giving time and money to support the worthwhile mission statements of the non profit organization, now we find that empathy to the RFWH is nil, as the village of Manly feels that commercial values have replaced the community of country children having respite here, and that the children now will be the last priority to capital gain
11. The mix of Hotels, pubs, wine bars, units, retail, underground non local parking, taking priority and then the kids at RFWH and the Local Primary school, and the low income hostel, going last or disappearing totally is so very sad, as I feel our values have shifted from people to profit
12. A very underhanded sly way of presenting, without giving truthful answers, when we have asked the architects, traffic planners and RFWH folk

IP Address: cpe-60-229-30-215.lns6.ken.bigpond.net.au - 60.229.30.215

Submission: Online Submission from Hania norman (object)

https://majorprojects.affinitylive.com?action=view_diary&id=22483

Submission for Job: #4258 MP10_0159 - Royal Far West Concept Plan < br />https://majorprojects.affinitylive.com?action=view_job&id=4258

Site: #2345 Royal Far West
https://majorprojects.affinitylive.com?action=view_site&id=2345

Hania norman

E : hanianorman1@bigpond.com

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Chris King - Submission Details for Hania norman

From: Hania norman <hanianorman1@bigpond.com>
To: <chris.king@planning.nsw.gov.au>
Date: 10/26/2011 3:06 PM
Subject: Submission Details for Hania norman
CC: <assessments@planning.nsw.gov.au>
Attachments: manlyvi.pdf; manlyviewbalco.pdf; manlyviewbcon.pdf; manlyviewenter.pdf; manlyviewentry.pdf



**Planning &
Infrastructure**

Disclosable Political Donation: no

Name: Hania norman
 Email: hanianorman1@bigpond.com

Address:
 433/25 Wentworth street

433/25 Wentworth street, NSW
 nsw

Content:

Dear Developer of RFWH

i will strongly object to your development, as a resident of the peninsular in wentworth st for reasons

1. my view i will lose 100% on entry into my unit
 - 2 my view from my balcony i will lose between 60=90% depending on where i stand
 - 3 my privacy will be gone, visually and totally
 - 4 solar access in winter will be gone and in summer diminished, and no more beautiful sunrises to be ever seen from my home
 - 5 more lights and heating will be needed adding to my costs, as the solar access diminished
 - 6 acoustic privacy gone as the added noise from the complex all day and all night will impact on me 24/7
 - 7 my view will be replaced by brick and mortar, therefore my quality of life gone
 - 8 traffic will be unbearable, as no consideration given to the extra hotel and unit dwellers and carpark entry and exit into already a too narrow street and with council closures a nightmare
 - 9 wind will tunnel through the narrow street as the boundaries of existing buildings narrowed
 - 10 manly village will be a city
 - 11 the RFWH kids will be subjected to more violence, noise shadows, lack of sun and views as they come here to recoup
 - 12 the locals have supported the RFWH with time money and support, yet the RFWH has not shown the same courtesy to the village locals with the underhanded way of getting this project through
 - 13 hotels, bars, more units and all too tall, and to extreme boundaries will make the project extreme
 - 14 manly council has regulations in height and width that all locals have to abide by, yet the non profit RFWH has gone beyond our set standards and gone for extreme height and space
 - 15 we were not notified as owners at all, as letters sent to owners not named and yet the council and state can send official letters when money or elections are on, but when the largest development is on we are not shown the respect by addressed by name of the development, seems very underhanded and sly
 - 16 i have attached images from my balcony and entry and unit so as you can see the huge impact this will have on me and most here at the peninsular, with the design, concept and height and going to the utmost boundaries
 - 17 not happy at all, as my unit will depreciate dramatically, my cost of living will go up, and my stress levels with increase with no views, no sun, seeing bricks and shadows and hearing noise 24/7 with the 164 room hotel, and 24 hour bar and all the units
 - 18 the RFWH kids will suffer as will the manly primary school being in an environment of bars hotel guests and commercial instead of community feel, full of support and love that we have shown
- a very unhappy owner
 Hania
 Hania Norman

IP Address: cpe-58-166-91-78.inse5.clt.bigpond.net.au - 58.166.91.78

Submission: Online Submission from Hania norman (object)

https://majorprojects.affinitylive.com?action=view_diary&id=22113

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

Hania norman

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