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**Sent:** 25/07/2018 9:27:23 PM  
**Subject:** Online Submission

25/07/2018

MR Frank Wilson  
110 Pittwater RD  
Manly NSW 2095  
franknwilson@gmail.com

**RE: Mod2018/0342 - 120 Pittwater Road MANLY NSW 2095**

Tess Tracy & Frank Wilson  
110 Pittwater Road  
Manly NSW 2095

Dear Mr Price

Thank you for the chance to comment on the proposed modification (Mod2018/0342 - 10.2012.65.1) for the property at 120 Pittwater Road Manly.

This development has been fraught from its inception. It was vigorously opposed by residents, rejected by the MIAP only to be overturned by the Land and Environment Court.

One of the reasons local residents originally opposed the development was because there was no off-street parking space required. A normal commercial residential development would need off street parking incorporated. The 'logic' for this development was specifically that the target market for the development (i.e. middle-income earners (e.g. police, nurses) in need of affordable housing) did not need parking. It was as an affordable accommodation development without off-street parking that approval was given. Clearly this was a major benefit to the developer by creating 19 units with no off-street parking - try getting that through Council as a commercial development today.

Following approval of 120 Pittwater road as an affordable housing development Manly Council undertook to disallow (in perpetuity) the issuance of any parking permits associated with this property. How this is now operationalised and checked in the new Norther Beaches Council is unknown. We presume a similar process remains in place. There are now at least five families with children under 10 years and family vehicles living within 50 metres of 120 Pittwater road.

To allow the original development approval (ANS04) to be altered, such that there will be no limits on the tariffs being charged, will clearly change its affordability to the target market for which it was purposefully approved and designed.

The Manly Council identified the need for this form of accommodation in Manly. It is now built and should be monitored to ensure that its approved intent and purpose remains affordable accommodation. This modification (Mod2018/0342 - 10.2012.65.1) should be forcefully rejected and the developer's rental clientele closely monitored to ensure that its approved intent to help middle income earners get a start is actualised.

It is notable that on November 1, 2016, 120 Pittwater road was advertised as residential accommodation: "Ultra modern executive studio apartment" renting for \$440 per week. The same apartment advertised today (Google: rental 120 Pittwater Road Manly, 25 July, 2018) is

leased for \$570 per week. An increase of almost 30% in 20 months.

Frankly, those associated with putting forward this proposal need to seriously examine their real sense of community and ethical standards.

Thank you for your attention.

Frank Wilson & Tess Tracy

Cc Tony Abbott, James Griffin