
Sent: 24/07/2018 6:26:00 PM
Subject: Submission to DA - Attention Benjamin Price

Dear Mr Price,

We are writing to lodge an objection to a Modification of Development Consent DA0065/2012. The reference number concerning this objection is Mod2018/0342-10.2012.65.1

The application seeks to nullify one of the key requirements of the original approval for this development as a boarding house - ANS04. Removing the conditions of this part of the original DA will result in this development no longer fulfilling its purpose. The affordable housing opportunity will be replaced with a rental structure that is clearly seeking to remove any limit on tariffs being charged for this type of accommodation. The removal of this requirement is a clear threat to affordable housing being provided to people via this facility.

We note that a similar proposal was begun in 2015 (1/7/2015), then withdrawn (3/9/2015) following significant objections from local residents, including the Ocean Beach Precinct Committee. I also note that the company making this application argues that a precedent has been set because other boarding house facilities have been had the original DA conditions changed in relation to tariffs. Surely council's decisions in relation to affordable housing projects are based on strong principles within state legislation which seek to protect the rights of residents seeking affordable living conditions? If a precedent places a well founded principle under threat it is time for council to re-establish its ground. Does the establishment of a precedent mean the opening of a floodgate for developers of 'so called' affordable housing? Seeking to nullify the clause effectively seeks to change the use of this building to a residential building in an underhanded fashion and it undermines the council's previous decisions.

We note the following from our research into this application:

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

In the original Department Application and Assessment Report DA0065/2012 dated 4/06/2013, Council Community Safety Officer forward assessment commented as follows:

"The Manly Council area has an identified need for secure, affordable housing.Manly Community Centre is the main NGO in Manly providing assistance and first response to the Manly Women's Shelter....."

Since this report was completed, the demand for affordable housing has increased. The environment has not changed and as such the application should be rejected.

We firmly object to the application to modify the conditions of the original Development Applications and request that council does everything in its power to ensure the conditions are enforced.

Sincerely,

Mark and Jenna Bateman
126 Pittwater Road
MANLY. 2095
Phone contact - 0408 401 904

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