

Manly Council



November 26, 2001
Reference: T15/197
Enquiries: Danielle Dunford

Mr Philip Mudge
Mudge Property Services
17B Whistler Street
MANLY NSW 2095

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Dear Mr Mudge,

Re: Draft Manly LEP No 54 - "Elsie Hill Building" Royal Far West Home

Your application requesting an amendment to the Manly LEP 1988 to permit a 'boarding house' to operate from the above site was referred to Council at its meeting on the 19th November 2001.

A copy of Council's resolution and accompanying report is attached for your information.

At this meeting Council resolved to amend the Manly LEP 1988 in order to permit a 'boarding house' on the site and also to amend the definition of 'boarding house'.

Your attention is also drawn to the following resolutions:

3. *That prior to exhibition, Council request from the applicant a Car Parking Plan for the whole Royal Far West Complex in order to demonstrate that the proposed 'boarding house' can comply with a car parking rate of 1 space per six beds.*

Comment: This Car Parking Plan is required as soon as possible in order to progress the draft LEP.

4. *That Council congratulate the Royal Far West Children's Home on their proposal to develop a Boarding House on the site and be advised that Council will be diligent in ensuring compliance with any issued development consent.*

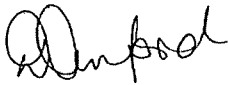
Comment: Concern was raised over the possible use of the building for 'backpacker accommodation'. Any such use would be illegal and appropriate action would be taken.

5. *Council staff initiate discussions in pre DA meetings with the Royal Far West Children's Home with a view to a portion of the development being set aside for low cost accommodation, perhaps managed through a housing association.*

Comment: This resolution refers to *SEPP 10 - Retention of Low Cost Housing*, which would apply to the site once consent is issued and a 'boarding house' operating from the site.

If you need clarification on any aspect of Council's resolution please ring me to discuss.

Yours sincerely



Danielle Dunford
Town Planner
Planning Design and Environment

Copy: Mr Alan Godfrey, Royal Far West Children's Health Scheme