Insert Date

The General Manager
Maitland City Council
PO Box 220
Maitland NSW 2320
info@maitland.nsw.gov.au

RE: DA 2020/806, Lot 7 DP829150, Manufactured Home Estate – Morpeth Mews

Attention: Jessica Stockham

I, (insert name), of (insert address) am against the abovementioned development due to the following reasons: (expand on one or more of the topics below and delete the remaining)

1. It does not conserve or enhance a site of significance which is recognised as part of the heritage of the City for future generations
2. The development will have a significant detrimental impact on the rural character of the locality and will place unreasonable demands on the provision of public amenities and services.
3. The proposal will have a significant detrimental impact on the heritage significance of the Morpeth Heritage Conservation Area. Council’s DCP also states “there should be no non-rural (residential or commercial) development on surrounding rural and vacant land”. This includes allotments on the southern edge of the township (ie this site).
4. The proposal in its current location is not capable of protecting and enhancing the heritage qualities of the existing built environment, or be adequately designed and sited to meet the needs of the community.
5. The proposal does not meet the aims of SEPP 36 as set out in Section 2 (1) in that :
	1. it does not ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved.
	2. it does not protect the environment surrounding manufactured home estates.
6. The proposed development is inconsistent with the objectives of Maitland City Wide Development Control Plan – Maitland Conservation and Design Guidelines as the design and location of the proposal will significantly impact upon the continued protection and management of the Morpeth Heritage Conservation Area.
7. The proposed development will have a detrimental impact upon the heritage significance of the built environment of the village of Morpeth.
8. The topography of the site and the proposed location of the development is not suitable for the provision of housing for older and disabled persons, and will place unreasonable demands on the provision of infrastructure within the locality.
9. The proposed development is not in the public interest as it is inconsistent with Council’s Policies and will compromise the heritage conservation of Morpeth and the limit of future urban expansion recognised by the Morpeth Management Plan, and is not in the public interest as evidenced by the widespread community outrage towards this development.
10. This manufactured home estate is not necessarily affordable housing. Going off information gained from other manufactured home estate’s it may not be as cost effective as you may think to live in one of these developments.

Regards,

Insert Name and signature

I/ we have not made a reportable political donation or gift within 2 years prior to the date this application/ submission was made.

 (Or fill out Disclosure of Political Donations form and attach to your submission)