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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 23/11/2021 10:04:40 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

23/11/2021

MR Richard Walker  
9 / 143 - 144 North Steyne ST  
Manly NSW 2095  
[REDACTED]

**RE: DA2021/1912 - 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100**

It is very pleasing to see that the old Queenscliff Health centre is to be re-developed for affordable housing as there is a critical undersupply of affordable housing on the northern beaches. It is also pleasing that the Queenscliff Project will deliver a minimum of 32% of affordable housing and potentially much as 64% affordable housing. However, as the project is to be developed on what was previously NSW government land, it is disappointing that the proportion of affordable housing couldn't have been higher.

A defying aspect of the project as it is presented is housing diversity with a large number of studio apartments, a small number of 1 bedroom apartments, and an even smaller number of 2 bedroom apartments. Although the significant housing issues of older women is recognised in the project's documentation, studio apartments are likely to be most suitable for a much younger demographic. And while it is true that the number of single person households have been increasing dramatically for a number of years, living in a studio apartment is not going to be suitable for many people, and perhaps especially not suitable for older women or men. The notion of diversity is also apparent in the provision of parking space for vehicles with, for instance, 8 car spaces (6 accessible), three motor cycle spaces and three bicycle spaces in the Lakeside Crescent component of the re-development. This provision suggests considerable diversity in inhabitants-this diversity is something to be applauded but it also requires some management, especially when a number of people of diverse backgrounds, and ages etc, are living very close to each other. I note that other submissions have noted the inadequacy of car parking spaces and while I agree that this could be an issue, I think that we should all be making much greater use of public transport. The accessibility of public transport at this location is very good-but having said that, public transport is likely to be more easily managed by younger rather than older people.

I also note that others have commented on the destruction of trees required by the project. It is desirable that this be kept to an absolute minimum.

Finally I note that NSW Transport have drawn attention to issues of vehicle access to Pittwater Road from the Pittwater Road component of the project. This is an extremely busy road and such access poses something of a safety issues for residents in this part of the project.