

17 May 2022

Louise Kerr

Director Planning & Place

Planning & Place

Northern Beaches Council

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Dear Louise,

**Development Applications DA 2021/1912 and DA 2021/1914:
2-4 Lakeside Crescent, 8 Palm Avenue and 389 Pittwater Road, North Manly**

As you know, Landcom purchased the previous Queenscliff Community Health Centre from NSW Health for the purpose of delivering a project that sought to address housing need in the local area.

The Queenscliff Community Health Centre was completed in 1971 and has contributed to the local character and streetscape for the last 50 years. The proposed adaptive re-use of the Centre respects the original 1970's architecture and design elements, whilst producing a reimagined contribution of new housing and purpose back to the community.

Landcom and its partner Link Wentworth Housing, are pleased to be part of a project that provides a diversity of housing types and affordability options, including homes for older people looking to downsize and housing for those who may not earn sufficient income to afford housing in the Northern Beaches otherwise. These objectives align with Council's objectives for housing as summarised in the table below:

Alignment		
Northern Beaches Council	Landcom	Link Wentworth
A diverse mix of affordable and innovative housing gives residents more choice, creating more inclusive neighbourhoods that connect people across generations.	We believe everyone deserves a place to call home. A place that is safe and affordable where individuals, families and communities can thrive, seek comfort and enjoy. A place where people can truly live not just reside.	We believe everyone has a right to a safe and secure home where they can grow, connect with community, and build a brighter future.
Council is in a strong position to establish collaborative partnerships at a local level to work towards improving the places where we live, work and play on the Northern Beaches.	Delivering more affordable housing is complex and requires a collaborative approach. Landcom is focussed on partnership delivery models working with Local Government, Community Housing Providers and NHFIC.	We are committed to solving the housing crisis in NSW by providing more social and affordable housing and delivering enhanced support services for those most vulnerable in our community in partnership with Government, other not-for-profits and the private sector.
As the Northern Beaches community grows and changes, residents will be able to find the right housing that meets their needs, lifestyles and budgets.	Deliver housing projects that provide social and economic benefits to the people of NSW.	We intend to creatively leverage our increased capacity and resources, be dynamic and contribute capital and ideas to effectively advocate for a significant increase in social and affordable housing to meet both the housing and economic needs of NSW through the creation of new homes and jobs.
With limited housing diversity, the Northern Beaches offers few affordable housing options. We can start to tackle affordability and provide options for more people by planning for the right diversity of housing that will allow more people to be able to afford to live in the Northern Beaches..	Increasing affordability, supply and diversity of new housing.	Deliver more housing with increased scale and financial strength and become a preferred partner for initiatives that increase the supply of social and affordable housing.
Support greater housing diversity and affordable housing to enable people from diverse backgrounds, young people and key workers to live in the community, as well as the need for affordable seniors housing.	Our affordable housing projects focus on low to moderate income households. The make up of these households include many key workers such as nurses, police, paramedics, childcare workers, retail workers and cleaners.	Is proud to provide affordable housing to people on low to moderate incomes who are not able to afford market rent, allowing them to live near their work and/or support systems.

Together with Northern Beaches Council, Landcom and Link Wentworth Housing recognise that, *“with limited housing diversity, the Northern Beaches offers few affordable housing options”*. The adaptive reuse of the former Queenscliff Community Health Centre seeks to deliver *“ a diverse and affordable housing that gives residents more choice, creating more inclusive neighbourhoods that connect people across generations.”* Landcom and Link Wentworth have been working together on the project for some time and are pleased to see how the project has evolved from the early concepts discussed with Council officers in the two pre DA’s, dating back to 1 October, 2019 and the presentations made to elected representatives over the past several years.

This letter accompanies Landcom and Link Wentworth Housing’s responses to Council’s recent Request for Information in respect to the above-mentioned applications. These clarifications and updated plans have had regard to the comments made by the Northern Beaches Council’s Design and Sustainability Advisory Panel and Council officers.

Landcom and Link Wentworth Housing thank Council for their interest in this project and look forward to a timely determination which in turn, will address this housing need and change individual lives by creating a place for them to call home.

If you require any additional information or would like us to present any updated material, please contact me on 0402 956 891.

Yours sincerely



Nicole Woodrow (signed on behalf by Rosemary Hooper)

Development Director