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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 21/06/2022 8:36:34 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

21/06/2022

MS Rachel Howitt  
24 Palm AVE  
North Manly NSW 2100

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

Dear Sir/Madam

In principle, I am supportive of repurposing the existing two storey Queenscliff Community Health Centre into housing for vulnerable and elderly people.

However, I am strongly opposed to the addition of a third storey to the existing building for the following reasons:

- it creates a high-density multi-storey building in a low-density R2 residential area
- it is out of character and scale to the surrounding residences
- the addition of a third story exceeds the allowable building height of 8.5m. No other surrounding properties in this area have been able to exceed this maximum height limit in such a significant manner. The planning rules should be applied equally, not one rule for Landcom/its partner and another rule for others.
- if the land were vacant the proposed three storey building would not be allowable. Again, planning laws should be applied equally and fairly.

In summary, the application should only be approved if the plans are revised to remove the third storey addition.

Regards

Rachel Howitt