
From: Marc Wooldridge
Sent: 26/06/2022 12:55:20 PM
To: Council Northernbeaches Mailbox
Subject: Re: Application Number DA2021/1912 - Seniors housing & boarding House

To whom it may concern,

I previously submitted my objection to this development on 18 June, but I have since received more information from people more experienced in these matters and would like to add these comments and concerns to my submission if possible. At the very least, I hope they are considered during the evaluation process as a whole, as I believe they are valid and important as it relates to the well-being of the community and to maintain consistency with town planning legislation.

1. The applicant proposes to effectively add a third storey on the existing building creating a high-density multi-storey residential facility. This simply should not be allowed in an area Zoned R2 low density residential. It also exceeds the allowable building height of 8.5m, which means it is not compatible with neighbouring dwellings in terms of scale and appearance.
2. While Boarding Houses for up to 12 rooms can be considered in Zone R2 areas, there is no planning legislation that permits multi-level seniors living on top to create a multi-storey high density residential building.
3. Given the R2 Zoning, the proposed three storey high density residential building would not be allowable in a scenario where the land was vacant.
4. I have previously raised my concerns about the amount of proposed parking spaces (8) relative to the proposed dwellings (36!) which will result in most residents (and / or their guests) needing to park their cars on the street causing congestion, inconvenience and potential traffic risks for the local community. The Queenscliff Community Health Centre was a community asset and should be retained for community use. If "community use" translates to boarding housing and seniors living then so be it, however, the development needs to be consistent with town planning legislation and the land required for parking should not be sold off for profit.

I shall be monitoring the decision process very carefully and I hope the Council takes into account the significant concerns of the local residents and town planning experts that have been raised.

Yours faithfully,

Marc Wooldridge

On 18 Jun 2022, at 11:10 am, Marc Wooldridge
[REDACTED] wrote:

To Whom It May Concern:

We recently received notification of a revised application related to DA 2021 /1912 – Subdivision, namely Landcom's proposed re-purposing of the former Queenscliff Community Medical Centre (QCMC). We believe this is their third attempt to seek Council approval for this development.

Aside from a traffic report, there would appear to be no significant changes to the submission. If we are missing something, we're very happy for someone more qualified to explain to me - either from Landcom or the Council. Otherwise, as it stands today and for the third time, we have to strongly object to this proposal as it seems none of our previous concerns have been addressed or considered by Landcom, and we see no reason why the Council would support it either if it has been rejected in the past. Especially, in light of the recent and devastating flood events of March 8 that massively impacted the local area, any development of this scale must be considered extremely risky and requires even more due diligence and caution as it relates to the safety of the potential residents of the proposed building and those in the neighbouring area. It would appear that Landcom is ignoring these factors, and relying on the local community to not respond to yet another application in the hope that they can squeeze this through somehow with the Council. It's becoming very frustrating actually.

The continued lack of consideration outlined in the plans regarding the pressure on parking in the immediate proximity of the new development remains the most significant issue for us. The very limited off-street parking slots relative to the proposed individual units planned is a massive under-estimation of demand for space. The only option for those that are not able to park in one of the allocated off-street parking spaces would be on the street. We continue to reiterate, that to assume that 'seniors' and those in affordable living are unlikely to have cars (or guests and family that are likely to visit them) is not an acceptable rationale. There is currently not a huge amount of street parking in the area as it is today and with a greater propensity for people to work from home following the pandemic, appropriate planning for parking in the area is even more important. As such, parking for a huge influx of new residents living in the proposed development will be extremely problematic. It is worth noting there is already an increased number of cars being parked in Palm Avenue, Lakeside Crescent, Riverview Parade and around Nolan's carpark to accommodate sporting activities and other affordable housing developments across the road from Nolan's Parkland. However, and most importantly, our biggest concern is for the safety of the many young families and elderly people who would be most at risk from increased traffic and congestion in the area and the general inconvenience for everyone in the area of not being able to park close to their houses.

We have also been saddened to see some well-established trees being removed from around the development already. This creates both significant environmental and historical impact on the area. Further

destruction would be a very problematic and irrevocable decision.

While we accept and support the need for more affordable housing on the Northern Beaches, we ask that the specific issues raised above and by other local residents are considered, especially in light of flood risks and how this impacts decisions that are made.

We will continue to monitor this development closely, along with other members of our concerned neighbourhood

Marc Wooldridge.
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