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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
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24/11/2021

MR Peter Roche  
18 Riverview PDE  
North Manly NSW 2100  
[REDACTED]

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

Thank you for the opportunity to comment on the proposed subdivision by Landcom of the former Queenscliff Health Centre site at North Manly.

In summary, we are not opposed to the repurposing of the former Health Centre building into residential flat dwellings, however, we are strongly opposed to the plans to subdivide the existing carpark and open space into 3 blocks for public sale.

The main reasons are detailed below:

1. Removal of trees and impact on the streetscape

The subdivision and site redevelopment will remove a total of 38 trees, 18 trees of which have high and medium retention values. This is unacceptable in this location and for this development purpose. The trees provide a screen from the main intersection at Oliver Street and will provide privacy for the new residential flats.

2. Lack of off-street parking

The subdivision proposes to remove the main carpark for the site. This will result in significantly less onsite parking and cause excessive impacts to local streets. If they are putting in 36 new flats then they should provide at least 50% with onsite parking. This is not currently in the plan - only about 8 -10 parks are provided at best.

3. Access to properties

The driveways are planned to be off Pittwater Road. This is a busy main road and the properties are close to the main intersection. The impact on local traffic will be significant. There is also a bus stop near the proposed entries that would be impacted.

4. Lots size and restrictions on new properties

The new lot size may meet the minimum requirements of 450m<sup>2</sup> but are not suitable for this area. Given setbacks and requirements to raise the lower floor, it will be difficult to include a reasonable home of 2 levels.

These properties are in a medium/ high flood risk area - subdivision is not ideal and we should stop selling off more public land in these types of areas.

There are details of the intent for future dwellings ie only a carport, raised floors and two-story - some of these are just intent and will be hard to enforce in any DAs

that are submitted once the lots are sold.

The shape of the end lot will be almost impossible to build a reasonable home on. We would support just one lot of subdivision of just Lot 2 if that is required to fund the project - but that's all as there would still be car parking and open space for the main site.

5. Affordable Housing - myth

We are disappointed that the Dept of Health sold the land to Landcom for a commercial rate. This is still public land being sold for public purposes. Then to say they have to subdivide to fund the development is a fallacy as it was public money in the first instance.

6. Reuse of Former Building

We support in principle the concept of repurposing the former building for housing diversity. However, 5-10% does not go far enough for a Government project. It should be a minimum of 50% affordable housing and using commercial metrics for public land is misleading as it is all public money.

7. Notification area - not broad enough for this impact.

I am also concerned that the area of notification was only the directly adjoining properties for the DA.

The entire street/area should have been notified.

Finally, have it noted we strongly object to this development.

21/11/2021

Mr Peter Roche

18 Riverview PDE

North Manly NSW 2100

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