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**Sent:** 27/06/2022 1:30:30 PM  
**Subject:** Application Number DA2021/1912

To whom it may concern,

I am writing to you to voice my objections to the proposed development of the Queenscliffe Medical Health Centre in my local neighbourhood by Landcom. It would appear that very few amendments have been made to the previous plans submitted by Landcom and so I would be very surprised if their latest submission would be successful.

My specific areas of concern are as follows:

1. Landcom plans to add a third storey on the existing building. This is not consistent with the zoned R2 low density residential nature of the local area. It would exceed the allowable building height of 8.5m, and not be compatible with neighbourhood and other developments that have been previously approved by the council.
2. While I believe a Boarding House for up to 12 rooms can be considered appropriate for Zone R2 areas, planning legislation does not permit multi-level seniors living in 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. With only 8 parking spaces for 36 proposed dwellings (36!), new residents (and / or their guests) needing to park their cars on the street will cause additional congestion, inconvenience and potential traffic risks for the local community. Its simply not appropriate to allow that many new dwellings with so limited off-street parking. The Queenscliff Community Health Centre was a community asset and should be retained for community use only. 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 Landcom to profit from.

I sincerely hope that the concerns I raise and those of my neighbours will be considered and this ill conceived development is significantly altered or rejected outright for the sake of the local community.

Kind regards,  
Colin Ambrosoli  
34 Riverview Parade