

Queenscliff project

LAKESIDE CRESCENT
NORTH MANLY

October 2020



Indicative artists impression, subject to change and subject to approval

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Finalisation of purchase

Landcom's purchase of the former Queenscliff Community Health Centre site from NSW Health was finalised in mid-October 2020.

Our vision is to re-purpose the former community health centre to provide more affordable and diverse housing choice for those who may otherwise not be able to live in the local area.

The former community health centre leaves a legacy of a place that played an integral part of the Northern Beaches community for more than 40 years. It provided support and social connection, and was a part of the local neighbourhood for generations. Landcom hopes the building's next role will also contribute to the community by providing a new sense of belonging and relevance.

Our Queenscliff project will add to the vibrancy of the existing community with new

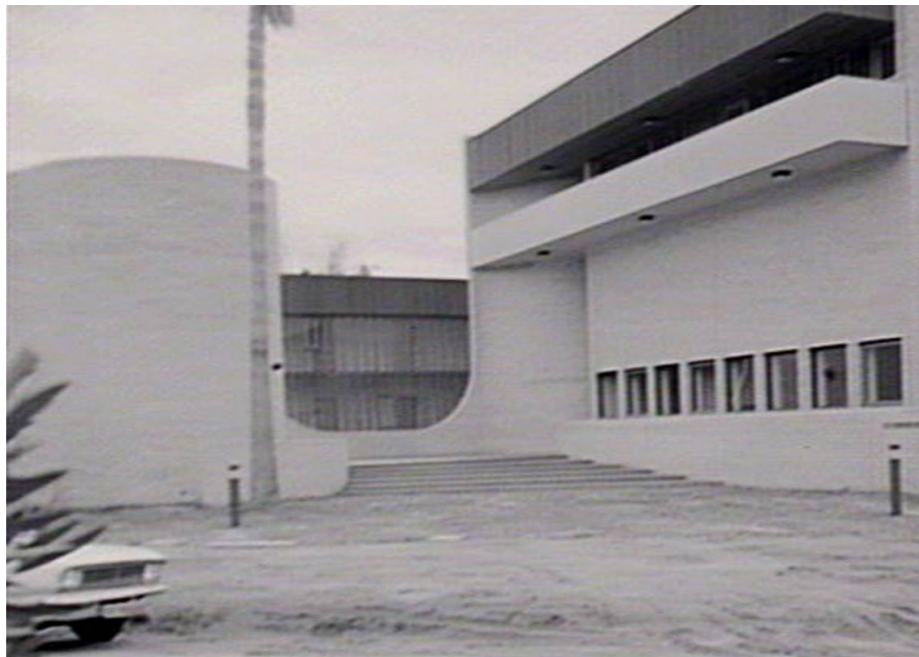


Photo of original building opened 1971

residents contributing to and enjoying the local lifestyle.

Subdivision

There are many factors that influence the ability to deliver affordable housing, including land value. Landcom purchased the Queenscliff project site at market value.

This presents a challenge on how to best maximise the delivery of affordable housing.

We propose to subdivide the site into three residential lots which will be sold to the market, and a fourth lot for the adaptive re-use of the former community health centre. Adaptive re-use of the



Proposed adaptive re-use lot
Proposed 3-lot subdivision

0 24
metres

building will deliver affordable and diverse housing choice with a particular focus on serving the needs of women over 55 years of age seeking affordable housing in the local community.

The proposed subdivision of the site will not impact the adaptive re-use of the existing building, with the proposed new lots maintaining the subdivision pattern along Pittwater Road. The size, orientation and pattern of the three new lots will provide for the continuation of the current character of the local neighbourhood.

A Development Application (DA) for the subdivision was lodged with Northern Beaches Council in October. Documents relating to the DA can be accessed via Council's DA Tracker and any comments on the subdivision can be submitted directly to Northern Beaches Council. <https://bit.ly/33BOYSs>

Housing diversity

An objective of the Northern Beaches Council Local Strategic Planning Statement and the Sydney Regional Plan is to provide housing that meets the needs of its community, including diverse and affordable housing.

Communities are made up of people who come from a range of backgrounds including different socio-economic, household types, age, life experiences, cultures, professions, stages of life and family make up.

Our Queenscliff project seeks to provide diverse housing, where tenure, typology and affordability come together and offer housing choice that is not readily available.

Partnering with a Community Housing Provider (CHP)

Delivering affordable housing now, more than ever, requires partnerships. Working together, partners must align their values, embrace innovation and work collaboratively within a clear process to deliver housing outcomes.

In October 2020, Landcom commenced a Request for Proposal process to find an experienced and capable CHP that has the capacity to work in partnership with us to deliver this exciting project. Through the adaptive re-use of the existing building we hope to deliver approximately 37 homes.

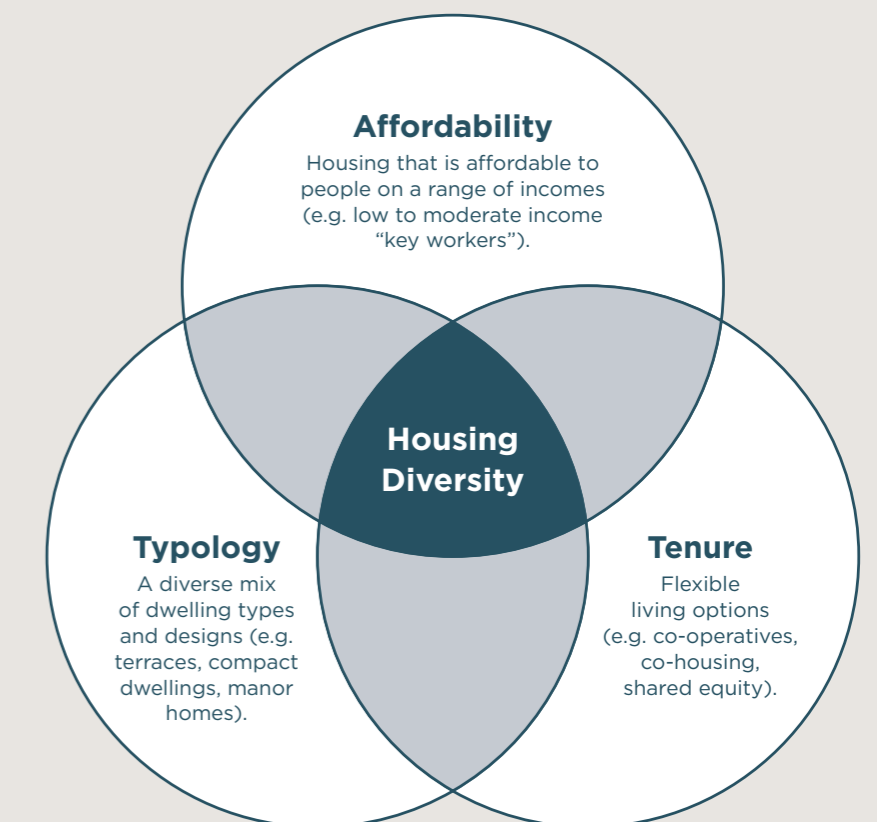
The successful CHP will bring their experience and insights to the project, through a partnership guided by principles of co-design, to optimise affordable housing outcomes on the site. We will

work with the successful CHP to ensure the collective vision of the project is delivered.

We acknowledge that there are many people with particular housing needs, and note that this is particularly true of women over 55 years of age who are the fastest growing demographic of homeless people in Australia. Lifelong income and employment inequality, the breakdown of personal relationships and caring responsibilities are contributors to the housing crisis facing many older women.

The 2016 Census data revealed 1,500 women over 55 years of age in the Northern Beaches were in housing stress and at risk of homelessness. We are particularly keen to see the need for greater housing security and tenure for this target group addressed in some form in this project.

Housing diversity incorporates 3 components:



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Keeping you engaged and updated

At Landcom, our approach to stakeholder engagement is guided by a framework we call 'Join In'. We actively work with a range of stakeholders including individuals, groups, organisations, other tiers of government and government agencies.

Engagement ranges from informing stakeholders about a project or process, to obtaining input and feedback, right through to decision-making.

Engagement on the Queenscliff project will have a strong focus on informing stakeholders including residents, community groups, peak organisations and Northern Beaches Council

with balanced and objective information that will help people understand the opportunities and constraints associated with the site, and design alternatives and solutions.

We will listen to and acknowledge your concerns and aspirations and provide feedback on how your input and feedback are considered in decisions throughout the planning and development process.



Landcom will provide updates on the progress of the project at significant milestones. We will keep you informed through:



WEBPAGE UPDATES



SITE NOTICEBOARD



LETTERBOX DROPS



E-NEWSLETTERS



INFORMAL NEIGHBOURHOOD GATHERINGS



ACCESSIBLE DIRECT CONTACT WITH THE PROJECT TEAM

Indicative timeline

2020	2021				2022		2023			
Q4	Q1	Q2	Q3	Q4	Q3	Q4	Q1	Q2	Q3	Q4
Site Purchase Settlement	CHP Co-design process		DA Subdivision approval	Subdivision works commence	DA Adaptive re-use approval	Adaptive re-use construction works commence	Adaptive re-use construction works			Adaptive re-use construction completed
DA Subdivision lodged		DA Subdivision approval	DA Adaptive re-use lodged							
CHP RFP Process launched										

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