
Sent: 18/03/2023 7:06:44 PM
Subject: Submission for DA 2023/0020

Dear Council

I am writing to express my strong reservations regarding the proposed developments at 48 and 50 Eurobin Ave, Manly.

My concerns are as follows:

1. Loss of residential streetscape appropriate to community living

A long-term school structure is likely to be three stories high, so as to maximise the use of the space, as per the existing structures. This creates a large, bulky appearance that would be inconsistent with the existing streetscape.

2. Non-compliance with current Manly LEP.

The application does not meet the standards set out in relation to set backs, floor to space ratio and loss of privacy.

3. Increased road and foot traffic associated with an increased student population at the school.

Both Eurobin and Iluka Ave are currently subject to heavy congestion in morning and afternoon periods and limited to no street parking during daytimes on school days, with teachers and students taking up a considerable amount of parking capacity.

4. A disruption of the prevailing harmony between the school and the community.

Whilst there is a current harmony between the community and school, it is based on the school's current footprint. The current (and possible future) applications would disrupt this harmony and potentially disrupt the balance between residential living and the school's presence. The significant concerns raised by residents is testimony to the serious concerns we have and I am concerned that this loss of harmony would be both real and most unfortunate.

I trust the Council will consider the applications with due regard to these four factors.

regards

Matthew

Dr Matthew Cumberworth
2/9 Iluka Ave
Manly NSW 2095