

Tuesday 7 March 2023

Email: [REDACTED]
Cc: DA. Admin@northernbeaches.nsw.gov.au

DA 2023/0020 or 50 Eurobin Ave, Manly. Stella Maris expansion.

Att: Jordan Davies, Planner Northern Beaches Council.

I'm a neighbour to Stella Maris School in Manly, I live at 10 Iluka Ave Manly which is 3 houses away from Stella Maris. My backyard is approximately 6m from the rear of 48 Eurobin Ave.

I have submitted an objection through BBF Town Planners but wish to write a more personal objection to go alongside the technical objection.

We bought this house 4.5 years ago and have just finished a major renovation. We bought in this area as we love the ambiance of the quiet one way street, the relaxed vibe of being close to the beach and seeing all our neighbours as we all head out for a surf, swim, walk the dogs or going for a run. We have 2 teenage children, our neighbours consist of families from newborns to grandparents. I love knowing my neighbours, they are good people who have helped us when my children have been unwell, who have loaned me a car, even a table tennis table, who have given me an onion and invited us over for street parties. Eurobin Ave is also a street that is known for its street Christmas party and lovely sense of community. I was happy to buy a home with a school nearby as I knew the residential zone specifically excludes homes to be used for educational facilities according to the MLEP. And the school had already expanded with the old Fisho's site down the road, which makes sense as it was already a commercial site and is on a main road.

I am now aware that the SEPP overrides council and gives the school the right to build on adjacent properties and 'change the use' of land from residential to educational if they comply with residential restrictions, of which they currently do not.

I also understand the potential and likely long term implications if council gives the school a permanent change of use for something we know to be temporary, demountable classrooms, it seems unreasonable to give a permanent use for a design that they have willingly admitted is temporary.

The school sent a letter to a select few neighbours on the 11 January (see attached pdf of the letter) in which they stated their long term plans being a senior hub and carpark for the site. I called and spoke with Zita Briones the Director of Business Services for Stella Maris as the letter suggested if we wanted to know more about their long term plans, it was on my phone call to her on 2.2.23 that she told me the new building would be 3 storeys high, and be the same as the existing science building that was built 7 years ago and would extend out from it. She also told me the school had her sights on 4 & 6 Iluka Ave if they come up for sale. Which makes sense now that the owner of 4 Iluka Ave is the only person to write a positive submission for the development, his concern is not loss of amenity as obviously he has spoken to them about selling his home to them. 6 Iluka has had no conversation to sell

and or intention, however if the school succeeds in their plan to build a 3 storey classroom to the boundary she may be forced to sell due to that loss of amenity from her north and east. Zita Briones called me on the 6.2.23 and clarified that the longer term plan would be a carpark plus 2 storeys of classrooms and it could only be 3 storey in total due to the flood zone it occupied.

If this DA is allowed, in particular if a permanent 'change of use' is given for the temporary portable classrooms we know that Stella Maris plans to build at least a 3 storey building, which is not allowed under the SEPP that they currently seek approval. The intention of the SEPP 3.36 is to make sure there is no amenity loss to residents and that the new building fits in with the council LEP, is only 2 storeys high and has further setbacks to residential properties. So the most important part of this DA is to 'change the use' of land which then opens them up to follow the CDC of the SEPP as this would allow them to build over 2 storeys high.

Nobody wants to live next to a multi-storey Stella Maris building, the previous DA in 2014 which allowed a 16m (4 storey) building was passed as it went through a State Significant Development (SSD) as it was over \$20m and the land was already zoned Education, so this overrode the residents/neighbours right to keep their amenity. A change of use will cause a domino effect of residents selling their homes. Stella talks obsessively about community, however it is clear the community they speak of stops at their boundary, despite their religious dogmas they have not sought to be good neighbours nor provide clear and transparent information addressing the concerns of residents of Iluka Ave and Eurobin Ave.

In a time when we have a housing crisis, including a housing affordability crisis, in a peninsular where there are only 8649 private dwellings, a mere 790 separate houses like 48 Eurobin Ave, 4 and 6 Iluka Ave and 5352 flats or apartments like 50 Eurobin Ave, we have a school that wants to take more homes away.

In an area where the only other high school in the suburb is St Paul's a Catholic boy's school that sits on the expansive catholic owned land near North Head, a school that is well below capacity and in 2025 will be accepting girls into the school, we do not need Stella Maris to grow as a community, I can see why they personally want to grow but it is not for our community.

Kind regards,

Felicity Weaver
10 Iluka Ave
Manly

See below for photos of the consequences of cutting down the 12m Weeping Myrtle tree. It is also a good reference point for what a 3 storey (12m) high building would like in its place.



The view from my deck and lounge room, looking to the east. Showing the 12m high native Weeping Myrtle that the school wants to cut down. It currently hides the school science building. And the Palm tree in the corner of 48 Eurobin they want to chop down, which makes no sense as they want to then plant more.



My rear view to the north, in a residential area with 6-8m setbacks from rear fence line, we can achieve complete privacy from a 2 storey house.

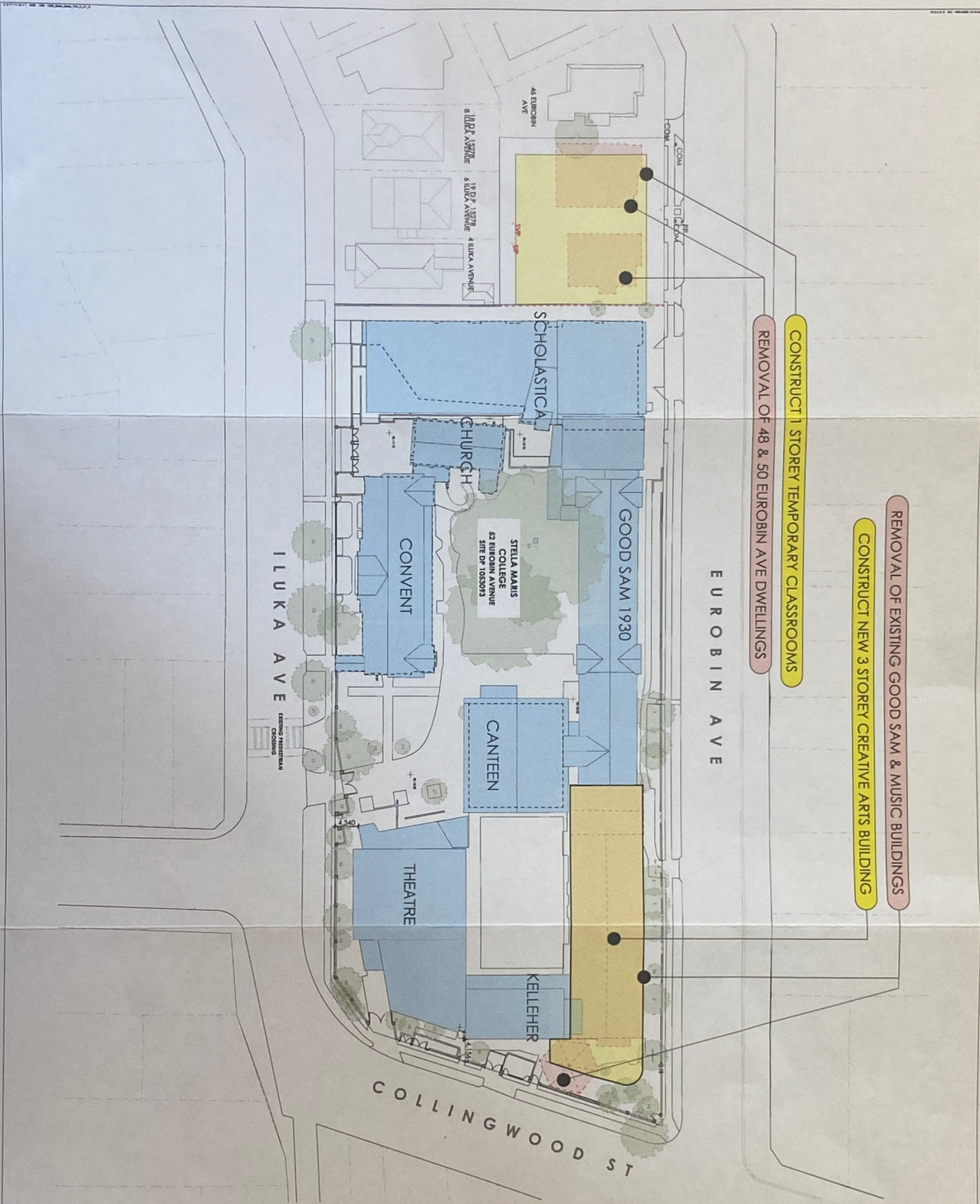
Having a 3m setback for demountables means overshadowing and loss of trees and privacy for existing neighbours



View from 8 Iluka Ave backyard, looking to the NE and the 12m native Weeping Myrtle that Stella would like to chop down so they put some temporary classrooms up. This currently blocks the view of Stella's science block.



View from 6 Iluka Ave backyard, looking to the NE and the 12m native Weeping Myrtle tree that Stella would like to chop down and replace with a 5m tall demountable classroom initially and then a 12m high classrooms.



REVISIONS		DATE	BY	CHKD
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4	REVISION 3	10/01/2023	1235	1235
5	REVISION 4	10/01/2023	1235	1235
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Stella Maris

COLLEGE MANLY

11 January 2023

Dear Neighbours of Stella Maris College

We are writing to you today to provide an update of campus development activity planned in the coming years as part of an overall College Masterplan. The Masterplan will guide the development of facilities at both our Eurobin Avenue and Benedict campuses (at the roundabout on Pittwater Road, Manly) for the next 10 – 15 years.

We will continue to correspond regularly with our neighbours as a commitment to transparency and goodwill.

Stage 1 of the Masterplan will see the demolition of the 1970's building and the music practice building at the eastern end of Eurobin Avenue at the conclusion of 2023. The construction of a new Creative Arts building on this site is planned to occur throughout 2024 to officially open for teaching and learning at the beginning of 2025. The College has an approved Development Application (DA) for this building, with detailed design plans currently in progress. The new design will be in keeping with the aesthetics of the original Good Samaritan building.

To accommodate the loss of classrooms during the construction period, temporary classrooms will be erected on the sites of 48 and 50 Eurobin Avenue which are owned by the College. A DA was submitted to Council prior to Christmas for the removal of the current houses and erection of temporary classrooms for use during this period. Subject to DA approval, the houses will be demolished in the second half of 2023 in preparation for the erection of these temporary facilities.

Longer term, a Senior Hub and additional car parks are designated for construction on 48 and 50 Eurobin Avenue. This will replace current Senior facilities at our Benedict Campus and allow for the development of that site into a sports complex.

It is important to note that these plans are for improvement to our facilities and we do not intend to increase student or staff numbers beyond our current capacity, and therefore do not foresee any traffic or parking impact.

Please keep an eye out for communication from Northern Beaches Council and contact the Council for any inquiry regarding the current DA. If you have any queries about the longer-term development plans for the College, please email us at administration@stellamaris.nsw.edu.au

Wishing you a prosperous 2023.

Kind regards

Elizabeth Carnegie
Principal