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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** Online Submission

03/02/2023

MRS Deborah Brooks  
10 Eurobin AVE  
Manly NSW 2095

**RE: DA2023/0020 - 50 Eurobin Avenue MANLY NSW 2095**

I'm writing in relation to the DA, submitted by Stella Maris school, in relation to 48 and 50 Eurobin Avenue Manly (currently zoned residential).

I only support the change of the land use from residential to educational if Council places height and bulk restrictions. Any new buildings (now and in the future) should not be any taller than currently exists i.e. 8.5 metres. Current set-backs to all adjoining properties not owned by the school, should be retained to maintain sunlight and prevent overshadowing to those residential properties. Specifically, I refer to 46 Eurobin Avenue and 4, 6 and 8 Iluka Avenue. We have been advised by Stella's Business Director that the masterplan is to develop these sites to 3-4 storeys in the future and that they would like to purchase 4 and 6 Iluka Avenue if they come up for sale. This says to me that they are not considering the lifestyle and amenity of the current residents at 4 and 6 Iluka.

There is no mention of the masterplan in this DA: development by stealth?

The school leaves their lights on overnight and this is damaging to the local wildlife, is a waste of money and affects residents within eyesight.

The area is a flood zone and the intention to take up more of the green space with building will mean more rainwater run-off could exacerbate the problem.

The ten mature trees slated for removal, need to be retained or replaced elsewhere on the site with mature trees. Palms are not effective replacements.

We are not averse to the school growing to accommodate their needs, but not at a loss of the residential amenity of the street.