
From: Suzannah Esdaile
Sent: 3/02/2023 2:29:00 PM
To: Council Northernbeaches Mailbox
Subject: Objection - DA2023/0020
Attachments: stella objection DA20230020 .pdf;

Please see attached objection letter for the proposed development at Stella Maris College – DA2023/0020

Regards,

Suzannah Esdaile



Nicholas Forsyth + Suzannah Esdaile
65 Eurobin Ave
Manly NSW 2095

General Manager
Northern beaches council
PO Box 82
Manly NSW1655

Dear Sir/Madam,

Development Application – Stella Maris College
DA 2023/0020

Thank you for the opportunity to review the proposed building works at Stella Maris Collage. We have many concerns regarding the development and hope that some of our concerns are considered. I (Suzannah Esdaile) have degrees in both Architecture and Design, I tutor at UNSW and have an architectural practice, so I am capable of reading the plans, and also have an educated understanding of the proposal, and various approvals at Stella Maris College We object to the development for the following reasons (listed in point form to efficiently convey our concerns):

1. Unsightly miss match of design styles, ideas and finishes.
2. Dominant and not contextual within the Manly area and particularly Eurobin Ave.
3. Gross over development of the site.
4. Change of use and removal of significant low cost residential housing in Manly.
5. The development does not address the objectives of the LEP land zone SP2 infrastructure “minimizing intrusion on the heritage landscape and visual curtilage of heritage items”. It is noted that all of the houses and duplexes directly opposite Stella on Eurobin Ave are heritage listed, and the proposed development clearly does not minimize intrusion.
6. Unacceptable level of landscaping, particularly mature plants. A significant number of mature plant and **vegetation** will be removed.

Given the scale and minimal boundary setbacks of the development the design style and character of these buildings are extremely important as they set the tone for the area. The proposal is a horrible mismatch of ideas that clearly do not sit passively together, along the streetscape, or within the local area. The proposed demountable structures are a substandard building form, too commercial and industrial, and not in keeping with the heritage area. Queenwood Girls School in Mosman is an excellent example of a school that sits passively within a residential setting. A development that responds as

successfully, providing a positive elegant and sophisticated architectural solution would be an improvement.



Image 1: Photo of Queenwood girls school in Balmoral.



Image 2: Photo of Queenwood girls school in Mosman

In conclusion this proposed development and change of use is not a responsible or respectful development, and does not talk to the neighbourhood character or complement the streetscape. The development also provides a significant reduction in amenity for the neighbouring properties and neighbourhood. The removal of much needed affordable housing should also be strongly considered in the application.

Once again thank you for the opportunity to review the proposal. It would be greatly appreciated if our concerns (that echo many of the other objectors and our neighbours) are considered.

Sincerely,

Nicholas Forsyth + Suzannah Esdaile.

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Owners 65 Eurobin Ave Manly