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**Sent:** 25/07/2023 9:50:51 AM  
**Subject:** URGENT - Submission - DA 2023/0020 - Stella Maris

To the Local Planning Panel

### **Complying Development**

SEPP states that a development needs to comply with the LEP, this one does not.

Stella could out the demountables on their Benedict site, they have previously commissioned a traffic report - previously mentioned by BFF Planners and also submitted by myself and available on the Council website where their report states that it is safe for ALL students to travel between both campus, that ALL students currently do it for their sport classes in Keirle Park nearby, and that a teacher will always accompany the students. The report was not in relation to senior students, it was for ALL students. The loss of car parks is of insignificance and a preference to residents for the short term. This is a viable alternative to use a site they already own and have educational use on.

Stella is saying that it would be better for residents to have a single storey demountables on the site. We do not agree. The demountables will not compliment the street as per the Heritage requirements as they are opposite the heritage listed flats, regardless of them being 2 or 1 storey. If they are to be approved they should comply with floor space ratio and setbacks. Also stating a lift would be expensive for a short period, is not of concern for the panel or residents. We also find this disingenuous as the school is currently in negotiations with buying 46 Eurobin Ave which would be over \$5 million dollars.

We also note that the main entrance for the students should be at the east side of the site closest to the main campus to have less impact of noise and disruption to the residents.

### **Landscaping**

Stella Maris has requested that the two trees they are required to plant be put on their main campus, I do not see why they could not be put on the rear of 48 and 50 Eurobin Ave, as they would not be affected by demountables and a crane. Residents have also put in a review of the compliance of their landscaping plan for the previous DA in 2014 along the western boundary of the main property and 50 Eurobin and 4 Iluka Ave, there was supposed to be a visual buffer between residents and the building, but there is not, large trees have not been planted nor have the vines grown on the building. Regardless of whether this DA allows a change of use, the visual amenity is unchanged for residents.

Why is Stella Maris planning on chopping down the two palm trees on the site and then replacing them again? See photo attached. The photo also shows the huge canopy that the trees create on the site, it is offensive to hear the Stella Maris planner state they are not chopping down any trees when all are going.

### **Temporary Use**

We are concerned that the council, panel and school keep saying this is of temporary use therefore should not comply with the rules. We understand that under the SEPP allows the school to demolish and change the use of land to education. This is not a reason to pass this DA. It is a reason to reject this DA.

If the school wants to follow this path then it should do a new CDC or DA and do this.

It is also an opportunity for Stella to reflect on their role as a neighbour, where they could do a DA to put demountables on their Benedict site. And where they could do a DA for the future Senior Hub and carpark that they have told residents (and you have the letter in our submission) that they want to build, and have that building comply with the SEPP and LEP with heights, setbacks, FSR etc, overshadowing etc. This would then follow the intention of the SEPP which allows schools to expand as well as seeking to protect the ammentity of a neighbourhood. This would be a moral thing for a Catholic school to do. It would also help to resolve the issues of trust and communications that the school has created with the community.

Kind regards,

Felicity Weaver  
10 Iluka Ave Manly

9:24



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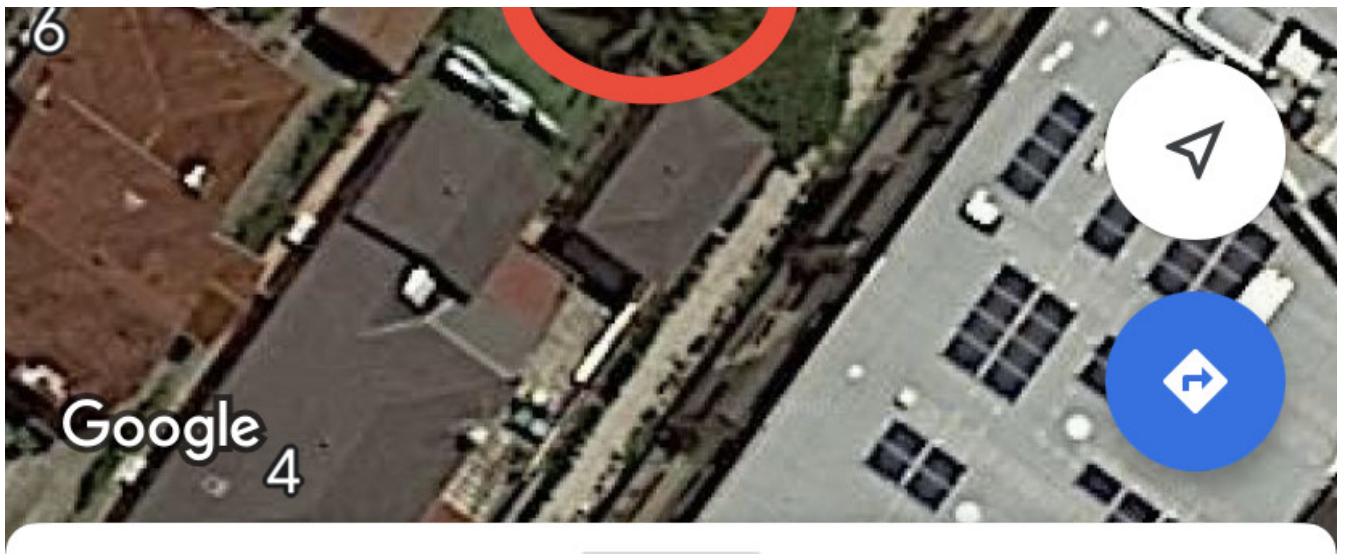
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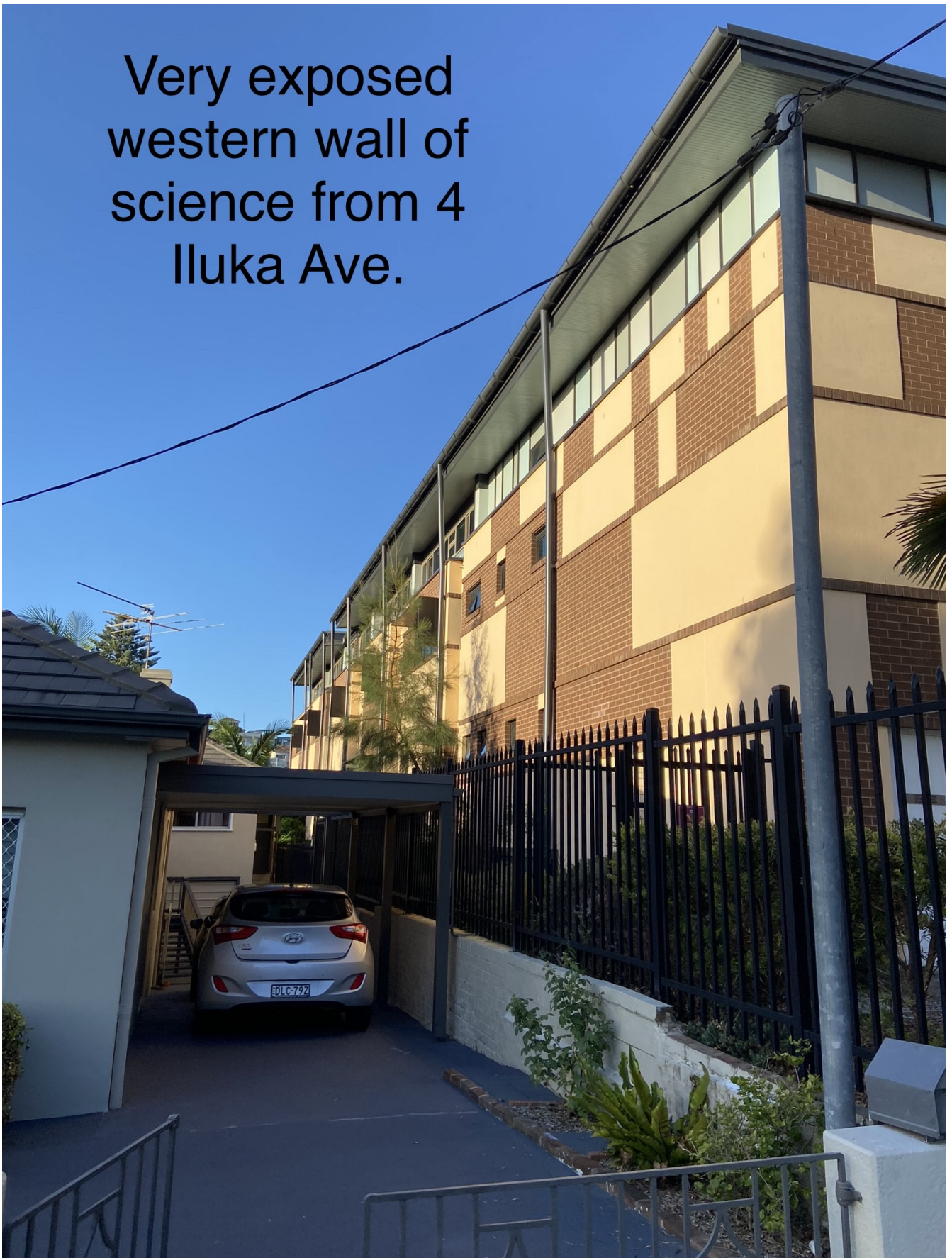
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Apologies for my brevity sent from my mobile.