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**From:** [REDACTED]  
**Sent:** Friday, 21 July 2023 12:44 PM  
**To:** Planning Panels - Northern Beaches  
**Cc:** findfelicity@gmail.com  
**Subject:** URGENT \_ RE: DA2023/0020: 48 and 50 Eurobin Avenue Manly

**Importance:** High

**Categories:** NBLPP

Heidi / Panel

Thanks for the opportunity to speak .

One point that was missed in the conversation that I would like to follow up with is in relation to **non complying temporary uses**.

Please share this with the panel members.

**Temporary uses have an impact on neighbours and this impact should not be discounted through the planning process.** Two years is a long time to live next to a group of portacabins located on your boundary. It also sounded like there may be possibility that this period will be extended if building works are delayed.

What ever decision is made by the panel all effort should be made to reduce the impact of this project on neighbours.

Panel please make sure that that your decision does not open the door and set a precedent that environmental impact of temporary uses are discounted or not significant. They are potentially worse than a permanent development because porta cabins/ portable class room are often made out of less attractive materials ugly, include no landscaping, may not be as well insulated, cannot be altered to reduce overlooking etc.

Please be aware that every time you approve a temporary use that does not comply it will become a precedent, and referenced in the next planning application of a temporary use elsewhere requesting approval for a non complying scheme.

This could happen to all of us, particularly in the current circumstances where there is uncertainty in the property market. We could all wake up to a planning application of a non complying temporary use.

Secondly – We all know compliance with planning conditions is a massive challenge for councils and the communities they impact. If there are any non compliance issues with previous applications in relation to the school site eg landscaping, can these be rectified before any further approvals are issued. My understanding was that a number of these non compliance issues have been listed by neighbours and that you have this information

I repeat this issue of non complying temporary use and/or school expansion without masterplan, new childcare centre could happen to any of us living in a residentially zoned area. Mixed landuses and diversity is a good thing but we need to make sure that the planning system (especially independent planning panels) manages potential impacts for the existing community so that we set a precedent of good growth and build confidence with the community.

Many thanks

Michelle