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03/02/2023

MR Michael Cohen
10 Eurobin ST
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 object to the change of the land use from residential to educational as Council will be bypassed in regard to any future development applications. This has occurred recently with St Lukes and Oxford Falls Grammar.

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. 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 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 native trees of similar bulk (not palms).

We need to maintain residential zoning.