
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 3/02/2023 11:31:58 AM
To: DA Submission Mailbox
Subject: Online Submission

03/02/2023

MS Ashley McDonald
- 51 Eurobin AVE
Manly NSW 2095
[REDACTED]

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

I wish to add these further valid points to my initial objection please:

1. Neighbours have been asking Stella Maris in depth questions about their "master plan". They confirmed their ultimate goal is to obtain the houses behind the current Eurobin ones (in Iluka Ave) and have a second large 16m high building as per the one recently built. Ironically none of this information has not been disclosed and is being kept confidential by Stella Maris.
2. The residents of Eurobin Ave are still in a state of shock about the building planned by the school as it feels like deja vous for us. Many have only just returned from holidays or getting back into work and school routines, hence getting time to process this information plus respond accordingly.
3. The letter distributed by the Principal to neighbours firstly states a 10-15 year development plan, ridiculous for all the residents to have to live a decade or more through that, especially after all the recent years and stages of construction experienced. It is ironic that the Principal claims "commitment to transparency and goodwill" when she has actually not been open and honest about her true vision. I feel it is screamingly obvious they want to create a second 16m tower to sit next to the existing one.
4. There are heritage listings on most of our homes in Eurobin Ave as well as the school, yet further demolition and development is proposed. The houses at 50 and 48 Eurobin Ave add to our streets tranquillity, allowing in substantial sunlight plus adding trees and greenery.
5. Eurobin Ave now suffers severe flooding in the heavy rains over the past few years, making the ground extremely vital for run off and absorption when the drains are overflowing.
6. I have been inside the houses at 50 and 48 Eurobin Ave over the years and these spaces can currently facilitate many possibilities for the school including offices, administration, art studios, workshops, health care and counselling rooms.
7. The school is functioning fine as it is and there are more than adequate facilities for the current students. The Principal of Stella Maris states in her letter to neighbours that she is not increasing the student intake, hence there is no need to design or expand the school campus.
8. In terms of recreation no other school in Sydney is surrounded by as many options within walking distance, outdoor and indoor, as Stella Maris - the whole of Manly Beach to swim or

utilise the sand for sports activities, various harbourside beaches and swim areas, Manly Aquatic Centre with four pools and a fitness centre , various gyms, yoga centres and multiple ovals. There are many more activities and facilities to these.

9. St Pauls is the other Catholic school in the area with a huge campus up the hill, plentiful in facilities and parking. Enrolment numbers have been low for years and it is drastically underutilised. There is a current shift in modern society for single sex schools becoming coeducational as it has been proven a better experience for students, their learning and wellbeing. There is a huge opportunity for Stella Maris and St Pauls to combine and thrive. Stella Maris was part of the Catholic Diocese of Broken Bay before it became private.

10. The most important thing to note is the ideal master plan of Stella Maris is yet to be openly disclosed, the demolition of the houses at 50 and 48 Eurobin Ave opens this gateway. Another serious building development is the grand scheme of things, ironically far from transparent in the letter to the Eurobin Ave residents and contradictory to our lovely, leafy residential street.