
From: Chantelle Hoare
Sent: 19/10/2023 4:47:52 PM
To: Council Northernbeaches Mailbox
Cc: 'Manly Network'
Subject: TRIMMED: ATT: Alexander Keller
Attachments: October 19 Sth Steyne DA2022-1164.pdf;

Good afternoon,

Please find attached letter of support from Manly Business Chamber President, Ashling O'Brien for the attention of Alexander Keller regarding DA2022/1164 (34-35 South Steyne, Manly).

Kind regards, Chantelle



CHANTELLE HOARE
Executive Officer

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(My working days are Monday - Thursday)



Manly Business Chamber acknowledges and pays respect to the past, present and future Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.

Gold Members of the Chamber:

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A: 52 Raglan Street, Manly NSW 2095

W: www.manly.org.au

T: [REDACTED]

19 October 2023

Alexander Keller
Northern Beaches Council
via: council@northernbeaches.nsw.gov.au

RE: In Support of DA2022/1164 (34-35 South Steyne, Manly)

Dear Alexander,

Manly Business Chamber (Chamber) would like to express our support for the Development Application (DA) submitted for the property located at 34-35 South Steyne, Manly, DA reference number DA2022/1164.

The development proposal for additional commercial and retail area aligns with the 'Northern Beaches Economic Development Strategy' which aims to create an environment that encourages new and existing businesses, revitalise town centres and suburban strips. The plan looks to work with the community to attract, sustain and support businesses on the Northern Beaches. With the addition of premium commercial spaces, this will attract knowledge-based business and workers that align with the skills and aspirations of residents. Low levels of new commercial office development on the Northern Beaches limits growth of professional jobs and businesses capacity to operate within the Northern Beaches which has been identified as a weakness under the Northern Beaches Council (Council) economic development strategy.

The Chamber is in support of Council encouraging the development of quality and lasting buildings that provide community and economic benefit, especially when there is a growing trend of residential conversions in town centres. Despite greater financial returns for residential projects in the Manly Town Centre, the offering seeks to provide additional commercial and retail floor space, bringing more workers and visitors to the area, boosting the local economy, and supporting local businesses.

This proposal is one of the rare instances where the FSR bonus to incentivise commercial activity can be utilised by the development, should the project be approved as currently proposed.



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The addition of circa 500sqm of retail space will provide an opportunity for world class retailers to operate in the heart of Manly, offering a diverse retail and commercial amenity that will provide an opportunity for revitalisation of a premium site in the Manly Town Centre.

Based on typical commercial office occupancy and a productive restaurant operation, the estimation is that the proposed scheme would provide accommodation for around 130 full time office employees and 80 casual, part time and full time hospitality workers. These opportunities only further enhance the local economy in the town centre, and cannot be realised without approval of the project.

We would also like to express our support for the public domain improvements the development proposal provides. A through site link connecting South Steyne with Rialto Lane presents a prime opportunity to encourage greater connectivity and public thoroughfare, which will encourage locals and visitors to enjoy and support the existing businesses in Rialto Lane. Updating and redesigning key locations in Manly has been identified in the Northern Beaches 'Manly Place Plan', with a focus on revitalising the Corso retail street. There is a key focus on improving the suburbs 'Laneways' with Rialto Lane identified as a key place.

On behalf of the Chamber we urge Council to consider and support the lasting positive contribution that this DA will bring to the Northern Beaches Community.

Yours sincerely,

Ashling O'Brien
President