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**Sent:** 31/08/2023 6:43:10 AM  
**Subject:** submission re DA2022/1164, amended plans 34-35 South Steyne, Manly  
**Attachments:** 2023 objection DA20221164 34-35 South Steyne.pdf;

Dear Council,  
Please find attached my submission re DA2022/1164,  
Thank you for your consideration of this submission  
Yours sincerely  
Dr Penelope Berents

Mr Peter Berents & Dr Penelope Berents  
635/25 Wentworth Street  
Manly, 2095

30 August 2023

Office of the CEO  
Mr Scott Phillips  
Northern Beaches Council  
725 Pittwater Road  
Dee Why 2099

Dear Mr Phillips,

**re Notice of Proposed Development DA2022/1164, 34-35 South Steyne, Manly**

We live in the Peninsula Apartments which overlook the proposed development. We have lived here for nine years and purchased our property with the expectation that Council will require developments to comply with the MLEP 2013. We strenuously object to DA2022/1164, 34-35 South Steyne.

**1. Height Limits**

The proposed development exceeds the height limits for buildings as defined by MLEP 2013. The development exceeds the height limit by 13% along the South Steyne frontage, and parts of Level 3 exceed the height limit by 42%. The proposal argues that strict compliance is unreasonable and unnecessary. We strongly disagree.

The proponent does not present any compelling arguments to support Council waiving the height limits of the MLEP 2013. The proponent argues that there is public benefit in creating pedestrian connectivity and activation of Rialto Lane. This is not desirable as Rialto Lane is a very busy service road with Coles delivery trucks, other retail and commercial deliveries, loading zones and garbage trucks using the service road day and night.

The height limits as defined in MLEP 2013 should be the standard for development in Manly. Council must enforce these limits. To do otherwise shows a complete disregard for people who have made purchasing decisions based on the height and bulk as specified by the MLEP. The proposal will seriously compromise the amenity of residents in the Peninsula Apartments.

**2. Congestion in Rialto Lane**

Any increase in building size and scope will increase traffic and congestion in Rialto Lane during construction and subsequent operations. Rialto Lane also provides access to a residential carpark for Peninsula Appartments which is already frequently blocked by trucks.

Thank you for your consideration of our submission,

Yours sincerely,

Dr Penelope Berents