

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning, I modify the Concept Approval referred to in Schedule 1, subject to the conditions in Schedules 2, 3 and 4.



David Gainsford
Deputy Secretary
Development Assessment

Sydney

2022

SCHEDULE 1

Application No:	MP 10_0159
Proponent:	Royal Far West
Approval Authority:	Minister for Planning and Infrastructure.
Land:	14-22 Wentworth Street, 16 and 19 - 21 South Steyne in Manly
Project:	Mixed use development, including: <ul style="list-style-type: none">(a) Use of the site for a mixed use development with associated hospital facility, "Centre for Excellence";(b) Indicative building envelopes for buildings to a maximum height of RL 32.35 (8 Storeys (RL 31.15));(c) Tourist and visitor accommodation, rResidential, retail / commercial and hospital / medical uses, and associated guest accommodation to a maximum FSR of 3:1;(d) Basement car parking for not less than 184 car spaces; and(e) Landscaping areas throughout the site.
Modification:	MP 10_0159 MOD 1 , comprising amendments to the Concept Approval, including: <ul style="list-style-type: none">• remove 16 South Steyne from the land• provide a new building envelope (Building B) and courtyard to replace the rear of Drummond House and an approved outdoor play area• replace Buildings C, D, E and F with two rectangular building envelopes (Building C and D) and a publicly accessible forecourt• clarify the provision of no less than 184 parking spaces in the basement.

SCHEDULE 2

The Concept Approval (MP 10_0159) is modified as follows:

PART A – TERMS OF APPROVAL

- (a) Schedule 2 Part A – Terms of Approval, Condition A1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold and strikethrough**~~ words/numbers as follows:

A1 DEVELOPMENT DESCRIPTION

Concept Plan approval is granted to the development as described below:

- (a) Use of the site for a mixed use development with associated hospital facility, “Centre for Excellence”;
- (b) Indicative building envelopes for buildings to a maximum height of **RL 32.35** (8 storeys) ~~(**RL 31.15**)~~;
- (c) ~~Tourist and visitor accommodation, r~~Residential, retail/commercial and hospital / medical uses, **and associated guest accommodation to a maximum FSR of 3:1**;
- (d) Basement car parking for **not less than** 184 car spaces; and
- (e) Landscaping areas throughout the site.

subject to compliance with the modifications of this approval.

- (b) Schedule 2 Part A – Terms of Approval, Condition A2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold and strikethrough**~~ words/numbers as follows:

A2 DEVELOPMENT IN ACCORDANCE WITH THE PLANS AND DOCUMENTATION

The development shall be undertaken generally in accordance with:

- the Environmental Assessment dated 24 August 2011 prepared by Urbis Pty Ltd, except where amended by the Preferred Project Report dated 17 August 2012 including all associated documents and reports, **as amended by**:
 - **the Section 75W Modification Application (MOD 1) by Boston Blyth Fleming dated July 2021 and Response to Submissions dated December 2021**;
- ~~the Revised Statement of Commitments (Schedule 4) prepared by Urbis Pty Ltd;~~
- ~~landscape plans prepared by IScape and dated March 2011;~~ and
- the following drawings:

Architectural Drawings prepared by Architectus <u>Murcutt Candalepas</u>			
Drawing No.	Revision	Name of Plan	Date
<u>GP-04</u> <u>S75W-0150</u>	J <u>E</u>	Site Analysis Plan	4Dec2012 <u>22.12.2021</u>
<u>S75W-1001</u>	<u>E</u>	<u>Basement Level 2 Envelope Plans</u>	<u>22.12.2021</u>
<u>S75W-1002</u>	<u>E</u>	<u>Basement Level 1 Envelope Plans</u>	<u>22.12.2021</u>
<u>S75W-1003</u>	<u>E</u>	<u>Ground Level Envelope Plans</u>	<u>22.12.2021</u>
<u>S75W-1004</u>	<u>E</u>	<u>Level 1 Envelope Plans</u>	<u>22.12.2021</u>
<u>S75W-1005</u>	<u>E</u>	<u>Level 2 Envelope Plans</u>	<u>22.12.2021</u>
<u>S75W-1006</u>	<u>E</u>	<u>Level 3 Envelope Plans</u>	<u>22.12.2021</u>

<u>S75W-1007</u>	<u>E</u>	<u>Level 4 Envelope Plans</u>	<u>22.12.2021</u>
<u>S75W-1008</u>	<u>E</u>	<u>Level 5 Envelope Plans</u>	<u>22.12.2021</u>
<u>S75W-1009</u>	<u>E</u>	<u>Level 6 Envelope Plans</u>	<u>22.12.2021</u>
<u>S75W-1010</u>	<u>E</u>	<u>Level 7 Envelope Plans</u>	<u>22.12.2021</u>
<u>S75W-1011</u>	<u>E</u>	<u>Level 8 Envelope Plans</u>	<u>22.12.2021</u>
<u>S75W-1012</u>	<u>F</u>	<u>Roof Envelope Plans</u>	<u>25.03.2022</u>
<u>S75W-1060</u>	<u>F</u>	<u>Site Plan</u>	<u>25.03.2022</u>
<u>S75W-1070</u>	<u>E</u>	<u>Landscape Plans</u>	<u>22.12.2021</u>
<u>S75W-1080</u>	<u>E</u>	<u>Massing Diagram</u>	<u>22.12.2021</u>
<u>S75W-1101</u>	<u>F</u>	<u>Envelope Sections – Sheet 1</u>	<u>25.03.2022</u>
<u>S75W-1102</u>	<u>E</u>	<u>Envelope Sections – Sheet 2</u>	<u>22.12.2021</u>
<u>S75W-1201</u>	<u>E</u>	<u>Envelope Elevations (North and East)</u>	<u>22.12.2021</u>
CP-05	J	Proposed Built Form Analysis	4Dec2012
CP-06	J	Proposed Ground Floor Analysis	4Dec2012
CP-07	J	Indicative Building Envelope Section	4Dec2012
CP-08a	J	3D Massing View	4Dec2012
CP-08b	J	Indicative 3D Massing Sketches	4Dec2012
CP-9a	J	Indicative 3D Sketch Views	4Dec2012
CP-9b	J	Indicative 3D Sketch Views	4Dec2012
CP-9c	J	Indicative 3D Sketch Views	4Dec2012
CP-10	J	Building Height Context Diagram	4Dec2012
CP-11	J	Preliminary SEPP65 Analysis	4Dec2012
CP-12	J	Indicative Section and Area Table	4Dec2012
CP-13	J	Indicative Floor Plans: B2, B1, GF, L1	4Dec2012
CP-14	J	Indicative Floor Plans: L2, L3, L4, L5	4Dec2012
CP-15	J	Indicative Floor Plans: L6, L7, L8 Roof	4Dec2012
CP-16	J	Indicative Street Elevations (South Steyne)	4Dec2012
CP-17	J	Indicative Street Elevations (Wentworth Street)	4Dec2012
CP-49	J	Privacy Study	June2012
SK-101	A	Building Edge Treatment South Steyne Road	undated
SK-102	A	Landscape Edge Treatment Wentworth Street	undated
SK-103	A	Indicative Development Staging	undated

except for as modified by the following pursuant to Section 75O(4) of the Act.

- (c) Schedule 2 Part A – Terms of Approval, Condition A3 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold and strikethrough**~~ words/numbers as follows:

A3 DEVELOPMENT SITE AREA

The development site area is the area defined **as the subject site** in the **Site Analysis Plan (E) – Preferred Project Report** prepared by **Murcutt Candalepas Urbis Pty Ltd**, dated **22.02.2117 August 2012**.

- (d) Schedule 2 Part A – Terms of Approval, Condition A4 is amended by the deletion of the ~~**bold and strikethrough**~~ words/numbers as follows:

~~**A4 ——— MAXIMUM FLOOR SPACE RATIO**~~

~~The development of the site for a mixed use development shall have a maximum floor space ratio of 3:1.~~

- (e) Schedule 2 Part A – Terms of Approval, Condition A5 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold and strikethrough**~~ words/numbers as follows:

A5 BUILDING HEIGHT

~~Development Roof heights~~ on the site shall not exceed the levels (RL's) as identified on **the Site Plan (S75W – 1060 (E)) Concept Plan Drawings CP-07, CP-08a, CP-12, CP-16 and CP-17** prepared by **Murcutt Candalepas Architectus**, dated **22.12.21 4 December 2012** with the exception of: ~~Building E (Tourist and Visitor Accommodation Building) which shall not exceed a maximum height of RL 31.15.~~

- a) **roof top structures on the Building B southern envelope, including lift overruns, stair cores, parapets, vents, plant, chimney, aerials, landscaping, planting boxes and the like, which are not approved**
- b) **roof top structures on the Building C and D envelopes, including lift overruns, stair cores, pergolas, parapets, vents, plant, chimney, aerials, landscaping, planting boxes and the like, which are not approved.**

~~No structures including parapets, vents, plant rooms, chimney, aerials, and the like are to exceed the maximum height limit as identified on the above plans as amended.~~

Structures, including lift overruns, stair cores, pergolas, parapets, vents, plant, chimney, aerials, landscaping, planting boxes and the like, Lift overrun structures may exceed the maximum height **for Building B (south) Building C and Building D,** but only where **the consent authority for any development application in consultation with the Northern Beaches Design and Sustainability Panel is satisfied that they are** integrated into the built form, located to ensure minimal visibility ~~from the public domain~~ and where they will not result in any additional shadow impacts to Manly Beach, or the Manly Village Public School and its grounds **and adjoining residential apartments.**

- (f) Schedule 2 Part A – Terms of Approval, Condition A6 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold and strikethrough**~~ words/numbers as follows:

A6 BUILDING ENVELOPES, FORM AND SEPARATION

Building footprints and setbacks are to be ~~generally~~ consistent with the Concept Plan diagrams, except where amended by the ~~Department of Planning and Infrastructure's~~ Modifications in Part B. Future development should be consistent with the provisions of the Apartment Design Guide Residential Flat Design Code except where amended by the ~~Department of Planning and Infrastructure's~~ Modifications in Part B.

PART B – MODIFICATIONS

- (g) Schedule 2 Part B – Modifications, Condition B1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold and strikethrough~~ words/numbers as follows:

B1 BUILDING ENVELOPE AND SEPARATION MODIFICATIONS

~~The plans, as described in A2, shall be modified so that the building separation between residential portions of the buildings complies with the minimum requirements of the Residential Flat Design Code. Future development applications shall demonstrate compliance with this requirement.~~

Any future development application shall ~~demonstrate~~ **illustrate** that residential amenity can be achieved in accordance with ~~the standards under the Residential Flat Development Code of NSW and the principles of~~ State Environmental Planning Policy No.65 Design Quality of Residential ~~Flat~~ **Apartment** Development **and the Apartment Design Guide**.

Future development application(s) involving Building C shall demonstrate that the building, including the 'neighbour facing zone', is setback by at least 4.6m to the boundary adjacent to 29 Victoria Parade and adequate soil planting zones is provided to optimise adjacent residential amenity and visually screen the commercial tenancies.

Future development application(s) shall ensure that Apartment 22 in 29 Victoria Parade receives at least 2 hours of sunlight to living rooms and private open space in mid-winter.

- (h) Schedule 2 Part B – Modifications, Condition B2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold and strikethrough~~ words/numbers as follows:

B2 DEVELOPMENT DESIGN

Future applications shall **be presented to the Northern Beaches Design and Sustainability Panel. The Panel must be satisfied that the detailed building design achieves design excellence and adequately addresses the recommendations of the State Design Review Panel (dated 10 August 2021) and Government Architect's office (dated 2 February 2022) demonstrate design excellence in accordance with the Director General's Design Excellence Guidelines.**

In considering the detailed building design, the Northern Beaches Design and Sustainability Panel must be satisfied that:

- a) **the building heights comply with Condition A5**
- b) **the front and rear elevations of Building C are adequately articulated (in accordance with FEAR 7)**

c) active land uses are provided to maximise activation to South Steyne and Wentworth Street and to the courtyard space at Building C and D (in accordance with Condition FEAR 4)

d) any necessary secure line meets the criteria in FEAR 7.

The project architect for the concept plan modification (Murcutt Candalepas) must be retained as the lead architect for the detailed design, any modifications and post approval matters, and through to occupation, to ensure that design integrity is retained, having regard to advice from the State Design Review Panel, Northern Beaches Design and Sustainability Panel and Government Architect's office.

Future applications shall incorporate treatment of all openings, windows/balconies, proposed above the third floor level of the western façade of the Royal Far West Centre for Excellence Building (west building) with fixed louvre screening to a height of 2 metres above floor level at a 45° angle plane to the floor level.

SCHEDULE 3

FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS

- (i) Schedule 3 Future Environmental Assessment Requirement 1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold and strikethrough~~ words/numbers as follows:

1. LANDSCAPING AND TREE PLANTING

Future applications shall include detailed landscape plans, **prepared in consultation with the local Aboriginal community,** demonstrating landscaping along street frontages and over podium/basement levels.

Future applications shall demonstrate that all tree planting will be supported by adequate soil volume (relative to the species, basement structure and as specified in the ADG), irrigation and species are selected to suit the microclimate.

- (j) Schedule 3 Future Environmental Assessment Requirement 2 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold and strikethrough~~ words/numbers as follows:

2. CONSTRUCTION AND OPERATIONAL IMPACTS

Any future application shall address any potential contamination on the site and implement the recommendation of the Phase 1: Contamination Assessment Report, dated July 2011.

This should be addressed as part of a Construction Management Plan prepared for the site.

Future applications shall demonstrate that the operation of the commercial tenancies will not result in any unreasonable adverse impacts on the amenity of the surrounding residential uses, such as in relation to noise, odours and light spill.

- (k) Schedule 3 Future Environmental Assessment Requirement 3 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold and strikethrough~~ words/numbers as follows:

3. ESD

Future applications shall demonstrate that any future development will incorporate ESD principles in the design, construction and ongoing operation phases of the development, including water sensitive urban design measures, energy efficiency, recycling and water disposal.

Future applications shall also demonstrate that the development, or each stage of the development, achieves a minimum 5 Star Green Star Design & As Built v1.3.

- (l) Schedule 3 Future Environmental Assessment Requirement 6 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold and strikethrough~~ words/numbers as follows:

4. GROUND FLOOR USAGE

The final design of the ground floor ~~should include an~~ **shall maximise** active ~~street~~ frontages **to South Steyne, Wentworth Street and the internal courtyards,** ~~of non-residential uses~~ such as **through the provision of** retail shops, **commercial tenancies, restaurants and** residential **lobbies** ~~'s communal facilities and or servicing areas.~~

- (m) Schedule 3 Future Environmental Assessment Requirement 9 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold and strikethrough**~~ words/numbers as follows:

5. FLOODING

Future applications shall ensure that:

- a) A flood evacuation plan is to be prepared for relevant stages. The plan is to include warning alarms and evacuation routes.
- b) Underground car parking areas are to be flood proofed upon completion of the development and are to incorporate flood warning alarms and designated evacuation routes. The flood proofing system is to be independent of the stormwater drainage system.
- c) All local services (power, water, gas, telephone) within the sub-podium levels must be flood protected to the 0.5% AEP level
- d) **the detailed design takes into account the relevant flood planning levels for the site, having regard to Council's Manly to Seaforth Flood Study 2019.**

- (n) Schedule 3 Future Environmental Assessment Requirement 13 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold and strikethrough**~~ words/numbers as follows:

6. STAGING OF DEVELOPMENT

Future applications shall provide details of the final ~~form of~~ staging of the development ~~generally in accordance with the indicative staging plan~~ and are to be submitted with the first application **after DA253/2014** to ensure the orderly and coordinated development of the site.

Each stage described shall provide full details of inclusions in respect of:

- a) demolition;
- b) earthworks;
- c) buildings and all other structures (including basements);
- d) any elements of the overall public domain plan to be dedicated or embellished;
- e) any site remediation works;
- f) stormwater management works;
- g) any vehicular or pedestrian access to the site;
- h) measures to mitigate and manage nuisance caused by stages, under construction through to completed stages, including vehicle access, noise, parking and safety; **and**
- i) waste and Construction Management; **and**
- j) **measures to protect adjacent street trees and retained on-site trees.**

An access application shall be made to Council to obtain footpath crossing and boundary alignment levels before commencing the detailed design of internal driveways, paths and car park area.

- (o) Schedule 3 Future Environmental Assessment Requirement 14 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~**bold and strikethrough**~~ words/numbers as follows:

7. DEVELOPMENT DESIGN GUIDELINES

Future applications for the site shall be generally consistent with the Modifications in Part B and Future Assessment Requirements in Schedule 3 and shall:

- a) ~~E~~ensure the built form complies with the provisions of the State Environmental Planning Policy 65 – Design Quality of Residential ~~Apartment–Flat~~ Development (SEPP 65) and the accompanying ~~Apartment Design Guide Residential Flat Design Code 2002~~, except where modified by this Concept Plan approval;

- b) Provide for sufficient building modulation/articulation to achieve an acceptable built form;
 - c) ensure future apartments achieve compliance with the requirements of the **Apartment Design Guide Residential Flat Design Code in terms of solar access**; and
 - d) ensure that the internal residential amenity of the proposed apartments are not unduly affected by the noise and vibration impacts from surrounding traffic and should comply with the requirements of Clause 102 of State Environmental Planning Policy (Infrastructure) 2007 and the Department of Planning and Infrastructure's 'Development Near Rail Corridors and Busy Roads – Interim Guidelines'
 - e) **ensure that any necessary secure lines (such as fencing and gates) is minimised, selected based on minimal gaps between buildings, is integrated into the building design and does not adversely impact on the visual quality of the development.**
- (p) Schedule 3 Future Environmental Assessment Requirement 16 is amended by the insertion of the **bold and underlined** words / numbers as follows:

16 PROTECTION OF TREES

Future applications shall demonstrate how the detailed design will not adversely impact on the health of any street trees in Wentworth Street and south Steyne and trees that are being retained on-site. Future applications shall also ensure these trees are protected during construction, having regard to the recommendations of the Arboricultural Impact Assessment Report, dated 21 July 2021.

- (q) Schedule 3 Future Environmental Assessment Requirement 17 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold and strikethrough~~ words/numbers as follows:

17 HERITAGE

Future applications shall demonstrate consistency with the recommendations of:

- the Conservation Management Plan (~~20 November 2020–May 2011~~) **and**, Heritage Impact Statement (~~22 July 2021 June 2012~~) **and the “Preferred Project Report Submission: Response to Heritage Matters” (7 June 2012)** prepared by URBIS Pty Ltd; and
- the “Cultural Heritage Assessment and Aboriginal Archaeological Assessment” (2011) prepared by Mary Dallas and Dan Tuck

that have been prepared in support of the Concept Plan.

- (r) Schedule 3 Future Environmental Assessment Requirement 18 is amended by the insertion of the **bold and underlined** words / numbers as follows:

18 WIND

Future applications shall be supported by a detailed wind study, prepared by suitably qualified expert having regard to the Wind Conditions Advice Letter prepared by Arup dated 21 July 2021. This study must demonstrate that the wind conditions in all public domain areas are comfortable for its intended use, and identify any mitigation measures required to achieve this.

- (s) Schedule 4 Statement of Commitments is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~bold and strikethrough~~ words/numbers as follows:

SCHEDULE 4

STATEMENT OF COMMITMENTS

- The Statement of Commitments includes the following initiatives: Contributions:

Section 94 contributions to be made for the commercial component of the project will be in accordance with **Northern Beaches Section 7.12 Contributions Plan 2019**~~Manly Section 94 Plan~~.

*Timing: Calculation confirmed at Project Application Stage in accordance with **Northern Beaches Section 7.12 Contributions Plan 2019**~~Manly Section 94 Contributions Plan 2004~~ and paid prior to the commencement of Stage 2 works.*

- **Car share:**

Discussions will be undertaken with car share providers and a parking space will be made available for use by shared vehicles.

Timing: Provision of car share space/s to be confirmed in Project Application.

- **Bicycle facilities:**

The project will provide for bicycle facilities and parking in accordance with Council's relevant standards.

Timing: Bicycle facilities and parking to be confirmed in Project Application.

- ~~• **Water Sensitive Urban Design:**~~

~~WSUD measures will be implemented in accordance within the Stormwater Management and Flood Assessment prepared by Whipps Wood.~~

~~*Timing: To be integrated into drawings at the Project Application stage.*~~

- **Sustainability:**

The educational component of the development commits to a minimum 4 Star Green Star Certified Rating under the Education v1 tool.

Timing: These actions are to be further progressed in the project approvals phase.

~~The residential component of the development commits to a minimum 4 Star Green Star Certified Rating under the Multi Unit Residential v1 tool.~~

~~*Timing: The appropriate actions to progress this target rating are to be further progressed in the project approvals phase.*~~

The residential units will be subject to the Multi Unit BASIX criteria.

Timing: The BASIX criteria will be assessed at the Project Application stage.

~~**Implementation of Non Green Star portions of the development**~~

~~*Timing: The project approval stage will detail an appropriate response to energy, water and transport considerations.*~~

- ~~• **Heritage:**~~

~~Conservation policies and guidelines have been prepared in Section 5 of the CMS to guide the management and maintenance of the site, especially the two heritage buildings. When proposing changes at the site or undertaking maintenance to the heritage buildings, these conservation policies should act as a guide to retain the place's heritage significance.~~

~~The proposed lightweight addition on the western side of Drummond House to the new seven storey Royal Far West (RFW) building should comply with the conservation policies (No. 7 & 13) in the CMS by Urbis, which states the 3-D form of Drummond House to be retained and read from the street. The new connections to Drummond House should therefore be a narrow lightweight link.~~

~~*Timing: Conservation policies will apply at the time of subsequent detailed design stages of development, and possibly be adopted into Manly Council's relevant DCP controls.*~~

- **Aboriginal Heritage:**

At the commencement of any earthworks or remediation works on site the excavation workers be provided Cultural Heritage Awareness Induction by a qualified archaeologist and a representative of the Metropolitan Local Aboriginal Land Council. The induction should ensure that workers can identify cultural remains so that they can be managed appropriately.

An Aboriginal archaeological test excavation be conducted within the areas identified as archaeologically sensitive immediately following demolition of the court surfaces of the Far West School and the concrete slab surface of the rear car park of the Elsie Hill building and across the footprint of the Terrace should it not be retained. These areas should be investigated before neighbouring demolition to avoid contamination of sediments. The test excavations should be co-ordinated with any historical archaeological investigations as may be recommended.

Timing: Following demolition/commencement of earthworks or remediation works.

- **European Archaeology:**

A European Archaeological Assessment and subsequent archaeological investigations of the subject site be undertaken prior to any excavation works.

Timing: Following demolition/commencement of earthworks or remediation works.

- **Construction Management Plan:**

The proponent agrees to prepare a Construction Management Plan outlining the methods of construction, traffic management, crane height and location details and the like.

Timing: To be issued as a condition of consent at the Project Application stage.

- **Compliance with the Building Code of Australia:**

All buildings will be designed in accordance with the Building Code of Australia.

Timing: A BCA statement can be provided at the Project Application stage, and conditioned as part of subsequent detailed design stages of the development.

- **Augmentation of services:**

The approval of all existing utility service providers (e.g. gas, electricity, telephone, water, sewer) will be obtained, and any required augmentation works undertaken.

Timing: At project application stage detailed negotiations and approval from utility provider will be confirmed.

- **Noise mitigation:**

An acoustic assessment will be undertaken as part of subsequent Project Applications when detailed design matters are resolved.

Timing: To be provided as part of the Project Application submission

- ~~**Wind Impacts:**~~

~~The results of the Wind study indicate that adequate wind conditions can be expected for all outdoor trafficable areas within and around the proposed development with the inclusion of the following (at Project Application Stage):~~

- ~~• **Strategic planting on the ground level on the site.**~~
- ~~• **Awnings along the North and Eastern edges of residential Building E, above Wentworth Street and South Steyne.**~~
- ~~• **Awnings along the Eastern and Western faces of the hotel Building C,**~~
- ~~• **3m high screens along the Western and Southern edge of the courtyard**~~
- ~~• **Retain all wall blade walls on the private balconies.**~~
- ~~• **Impermeable balustrades on all private balconies.**~~

~~*Timing: Wind measures to be implemented at the Project Application Stage.*~~

- **Traffic Management Measures:**

Implement traffic management measures including the relocation of the pedestrian crossing at the corner of South Steyne and Wentworth Street, and the provision of an additional raised (paved) pedestrian threshold across Wentworth Street as described in the Traffic and Car Parking Report, if required by Manly Council under the Roads Act 1993.

Timing: If required, potential traffic management measures to be submitted to Council for approval at the Project Application stage and, subject to Council approval, Implemented prior to occupation.

- **Boarding House Occupants:**

RFW will assist the current boarding house occupants within Elsie Hill by providing an extended notice of leave period and assisting these occupants where possible.

Timing: Extended notice of leave period to be negotiated prior to demolition of Elsie Hill building.

- **Remediation of Land:**

If necessary, a Remedial Action Plan will be submitted for approval and audited upon implementation.

Timing: RAP to be provided at the Project Application Stage.