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Mr Mark Schofield
A/Director, Metropolitan & Regional Projects South
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001
Attention: Chris King
c/o chris.king@planning.nsw.gov.au

Dear Mr Schofield

**PART 3A DEVELOPMENT – ROYAL FAR WEST SCHOOL SITE, MANLY – CONCEPT
PLAN FOR MIXED USES AND THREE NEW BUILDINGS – PREFERRED PROJECT AND
RESPONSE TO SUBMISSIONS – MAJOR PROJECT 10_0159**

Further to the Heritage Council comments dated 24 September 2012, this letter confirms the following extra points provided to Mr Chris King, to clarify and assist with consideration of cumulative impacts of this development on Manly Beach:

- It would be preferable for the local council to establish controls for the beachfront precinct to establish the desired urban form for the setting of this iconic beach and associated promenade.
- In the absence of these local controls, where the environmental assessment has not considered this context, or where the rationale for these local controls is unclear, we do not recommend blocking development until controls are established.
- However, in the absence of these controls and assessment, we do suggest erring on the side of caution to limit the cumulative impact of development further diminishing the beach setting and sunlight access, and not being driven by existing negative precedents. Even incremental increases in development impacts site-by-site through extra storeys or overshadowing can compromise our greatest natural and cultural assets like Manly Beach.
- Reducing the mass, scale and dominance of the buildings in relation to adjoining heritage items and its presentation to the beach are our primary concerns. Increased building set-backs, separation of building forms or reduced heights would assist in this regard.
- To determine appropriate reductions to mitigate these heritage impacts, we suggest using the council's controls as the measure of the desired urban form for this precinct, together with the primary goal of no further overshadowing of the promenade and beach during Summer daylight hours. Shadow diagrams should also indicate 6pm in Summer.

The Heritage Branch would be happy to review any further revisions, assessments or information to assist the Department of Planning and Infrastructure with this matter.



To discuss this matter further, please contact Claudine Loffi of the Heritage Branch on (02) 9873 8590 or myself on (02) 9873 8556.

Yours sincerely

A handwritten signature in black ink, appearing to read "Vincent Sicari".

04/10/2012

Vincent Sicari
Manager Conservation Team
Heritage Branch
Office of Environment and Heritage
As Delegate of the Heritage Council of NSW