



18 April 2013

Mr Sam Haddad  
Director-General  
Department of Planning and Infrastructure  
GPO Box 39  
**SYDNEY NSW 2001**

Dear Mr Haddad,

**Determination of Concept Plan MP10\_0159 – Royal Far West Centre for Excellence site, 14-22 Wentworth Street and 19-21 South Steyne, Manly**

I refer to your letter of 7 January 2013 which referred the above application to the Planning Assessment Commission for determination as provided for under the Minister's delegation dated 14 September 2011.

The Planning Assessment Commission constituted for this application comprised Ms Annabelle Pegrum AM, Mr David Furlong and myself as the Chair.

The Commission members have visited the site and its surroundings and held public meetings to hear community views on the Department's report and recommendation. The Commission also met with the proponent and Manly Council to hear their views.

The Commission in carefully considering and balancing all relevant matters has concluded that the project should be approved subject to further plan modifications and strengthened conditions. These changes are required to ensure that the development does not result in unacceptable shadow impacts on Manly Beach in summer or other unacceptable social and environmental impacts.

In particular the Commission has required that the proposal be amended by:

- Reducing the height of the tower (hotel) component of the proposal metres to a maximum RL 31.15 to ensure that the proposal does not result in unacceptable shadow impacts on Manly Beach (this equates to approximately one storey)
- Reducing the FSR of the proposal to a maximum of 3:1 (where the concept plan proposed an FSR of 3.2:1), and
- Defining 'visitor and tourist accommodation' as a permissible use with consent instead of the nominated use of 'hotel' as in the concept plan. A condition has also been included that future applications shall not provide for the sale of liquor other than to service venues located on the site.

Any future development applications for the site shall incorporate the above modifications. Additional 'future assessment requirements' have also been included in the approval.

A copy of the Commission's report and the Concept Plan Instrument of Approval is attached to this letter for your information.

Should you require any clarification in relation to the above please do not hesitate to contact me.

Yours sincerely,



Jan Murrell

**Chair**

**Planning Assessment Commission**

cc.           The Hon. Brad Hazzard MP  
Minister for Planning and Infrastructure  
Minister Assisting the Premier on Infrastructure NSW  
Level 33 Governor Macquarie Tower  
1 Farrer Place  
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