

Proposed Modifications to Concept Plan Approval MP10_0159

The proposed modifications are shown in red as further described in the supporting commentary

CONDITION	COMMENT
Schedule 1	
<p>Part A: Particulars</p> <p>Application No: MP10_0159 Approval Authority Minister for Planning and Infrastructure</p> <p>Land: 14 – 22 Wentworth Street, 16 and 19 – 21 South Steyne in Manly</p> <p>Project: Mixed use development, including:</p> <ul style="list-style-type: none"> (a) This 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 8 Storeys (RL 34.15 35.15); (c) Tourist and visitor accommodation, residential, retail/commercial and hospital/medical uses 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. 	<p>We request the removal of No. 16 South Steyne from the land descriptor noting that this property no longer forms part of the RFW landholding.</p> <p>We request the modification of the building height project description at (c) to facilitate the provision of rooftop landscaped open space areas.</p> <p>We request the modification of the project description at (d) to achieve consistency with Condition 10 - Car Parking contained within SCHEDULE 3 of the concept plan which nominates a <u>not less than</u> parking requirement.</p>

CONDITION	COMMENT
Schedule 2	
Part A - Terms of Approval	
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”;	The modified Concept Plan is consistent with this descriptor.
(b) Indicative building envelopes for buildings to a maximum height of 8 storeys (RL 34.15 34.65);	We request the modification of the building height project description at (c) to facilitate the provision of rooftop landscaped open space areas.
(c) Tourist and visitor accommodation, residential, retail/commercial and hospital/medical uses to a maximum FSR of 3:1;	The modified Concept Plan is consistent with this descriptor with an indicative FSR of less than 3:1.
(d) Basement car parking for not less than 184 car spaces;	We request the modification of the project description at (d) to achieve consistency with Condition 10 - Car Parking contained within SCHEDULE 3 of the concept plan which nominates a <u>not less than</u> parking requirement.
(e) Landscaping areas throughout the site.	The modified Concept Plan provides for landscaping areas throughout the site and to that extent is consistent with this project description.

CONDITION	COMMENT
A2 Development in Accordance with the plans and documentation	
<p>This section of the approval instrument is to be updated to reference the documentation prepared in support of this section 75W modification application.</p>	<p>The modifications proposed to the Concept Plans are in direct response to the Part B – Modifications required by the Concept Plan approval and primarily relate to the redistribution of the previously approved height and floor space across the site in a manner which responds to the design quality principles at Schedule 1 of SEPP 65, the objectives at Parts 3 and 4 of the Apartment Design Guide (ADG) and which facilitates a development displaying design excellence.</p> <p>The documents relied upon in relation to this application are detailed within the section 75 Modification report.</p> <p>This submission demonstrates that the Concept Approval as modified does not compromise the outcomes sought by the PAC in its consideration and determination of the original application, is substantially the same as the project to which the Concept Approval currently relates, and accordingly the application is appropriately determined pursuant to clause 3BA(5)(c) of the Transitional Regulations.</p>

CONDITION	COMMENT
A3 Development Site Area	
<p>The development site area is the area defined in the Preferred Project Report prepared by URBIS Pty Limited, dated 17th of August 2012. the section 75W modification application report prepared by Boston Blyth Fleming Pty Limited.</p>	<p>We request the modification of this condition to reflect the removal of No. 16 South Steyne from the land descriptor noting that this property no longer forms part of the RFW landholding.</p>
A4 Maximum Floor Space Ratio	
<p>The development of the site for a mixed use development shall have a maximum floor space ratio of 3:1.</p>	<p>The modified Concept Plan is consistent with this descriptor with an indicative FSR of less than 3:1.</p>
A5 Building Height	
<p>Roof heights on the site shall not exceed the levels (RL'S) as identified on Concept Plan Drawings CP-07, CP-08a, CP-12, CP-16 and CP-17 prepared by Murcutt Candalepas Architectus, dated 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.</p> <p>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. Lift overrun structures may exceed the maximum height but only where integrated into the built form, located to ensure minimal visibility from the public domain and where they will not result in any additional shadowing impacts to Manly Beach or the Manly Village Public School and its grounds.</p>	<p>We request that this condition be modified to reflect the Murcutt Candalepas architectural plans and associated building heights.</p> <p>It has been demonstrated that the Concept Plan as modified is substantially the same as the project to which the concept plan currently relates and accordingly the application is appropriately made pursuant to clause 3BA(5)(c) of the Transitional Regulations.</p>

CONDITION	COMMENT
A6 Building Envelopes, Form and Separation	
<p>Building footprints and setbacks are to be generally consistent with the Concept Plan diagrams. except where amended by the Department of Planning and Infrastructure in Modifications in Part B.</p> <p>Future Development should be consistent with the provisions of the ADG except where amended by the Department of Planning and Infrastructure Modifications in Part B</p>	<p>We request that this condition be modified to reflect the building envelopes, form and separation established by the Murcutt Candalepas Concept Plans which reflect the modifications required by Part B of the Approval Instrument. Refer to the SEPP 65 Architect Designed Verification and the Apartment Design Guide Compliance Table at Appendix W confirming that compliance with the ADG is able to be achieved.</p> <p>It has been demonstrated that the Concept Plan as modified is substantially the same as the project to which the concept plan currently relates and accordingly the application is appropriately made pursuant to clause 3BA(5)(c) of the Transitional Regulations.</p>
A7 Public Domain	
<p>All public domain publicly accessible areas are to be accessible by the public during normal business hours. provided with 24-hour, 7 day a week public access. Details of any Rights of Ways and Easements providing public access over privately owned publicly accessible land shall be submitted with future development applications.</p>	<p>We request this modification to facilitate appropriate security to publicly accessible areas of the development outside of business hours.</p>

CONDITION	COMMENT
A8 Lapsing of Approval	
Approval of the Concept Plan shall lapse 5 years after the determination date in Part A of Schedule 1, unless an application is submitted to carry out a project or development for which concept approval has been granted.	No change. The subject consent is operative.
A9 INCONSISTENCY BETWEEN DOCUMENTATION	
In the event of any inconsistency between modifications of the Concept Plan approval identified in this approval and the drawings/documents, including Revised Statement of Commitments referred to above, the modifications of the Concept Plan shall prevail.	No change.

CONDITION	COMMENT
PART B - MODIFICATIONS	
<p>B1 Building Envelope and Separation Modifications</p> <p>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.</p> <p>Any future development application shall 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 Development.</p>	<p>We request that this condition be modified to reflect the building envelopes, form and separation established by the Murcutt Candalepas Concept Plans which reflect the modifications required by Part B of the Approval Instrument. Refer to the SEPP 65 Architect Designed Verification and the Apartment Design Guide Compliance Table at Appendix W confirming that compliance with the ADG is able to be achieved.</p> <p>It has been demonstrated that the Concept Plan as modified is substantially the same as the project to which the concept plan currently relates and accordingly the application is appropriately made pursuant to clause 3BA(5)(c) of the Transitional Regulations.</p>
B2 Development Design	
<p>Future applications shall demonstrate design excellence in accordance with the Director Generals Design Excellence Guidelines. 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.</p>	<p>The Architectural Design Excellence Statement (Appendix I), State Design Review Panel (SDRP) response – Architectural (Appendix Q) and SEPP 65 Design Verification Statement and Apartment Design Guide Compliance Table (Appendix W) detail the proposals alignment with Design Excellence criteria of the Director General and the Northern Beaches Council.</p> <p>The second paragraph of this condition can be deleted given that it applies to Stages 1 and 2 of the Concept Plan approval which have been fully implemented and an Occupation Certificate granted.</p>

CONDITION	COMMENT
SCHEDULE 3 – FUTURE ENVIRONMENTAL ASSESSMENT REQUIREMENTS	
1. LANDSCAPING	
<p>Future applications shall include detailed landscape plans demonstrating landscaping along street frontages and over podium/basement levels.</p>	<p>No change.</p> <p>The modified Concept Plan satisfies this condition as detailed in the accompanying Landscape Design Statement prepared by Jane Irwin Landscape Architecture.</p>
2. CONSTRUCTION AND OPERATIONAL IMPACTS	
<p>Any future application shall address any potential contamination on the site and implement the Phase 1: Contamination Assessment Report, dated July 2011.</p> <p>This should be addressed as part of a Construction Management Plan prepared for the site.</p>	<p>No change.</p>
3. ESD	
<p>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.</p>	<p>No change.</p>

CONDITION	COMMENT
4. CONTRIBUTIONS	
<p>Development contributions may be required to be paid to Council towards the provision or improvement of public amenities and services and may be required as a condition of consent for each detailed stage of the development. The amount of the contribution will be determined in accordance with the requirements of a Planning Agreement or, if no Planning Agreement is entered into, in accordance with the development contributions plan current at the time of approval for each stage.</p>	<p>No change.</p>
5. PRIVACY	
<p>Future applications shall demonstrate that adequate privacy screening/treatment and/or balcony/window orientation has been provided to minimise privacy impacts between buildings located on the site and also address privacy concerns of adjoining developments.</p>	<p>No change.</p>
6. GROUND FLOOR USAGE	
<p>Final design of the ground floor should include an active street frontage of non-residential uses such as retail shops, resident's communal facilities and or servicing areas.</p>	<p>No change.</p>

CONDITION	COMMENT
7. TRANSPORT AND TRAFFIC	
<p>Future applications shall:</p> <ol style="list-style-type: none"> a) include a Construction Traffic Management Plan (CTMP) prepared in consultation with the Council, RMS and STA; b) detail the number and location of sheltered and secure bicycle racks or bicycle parking stations, shower/change room and lockers to ensure they meet the needs of residents, staff and visitors; c) include a Workplace Travel Plan (WTP) for the commercial development, including a Travel Access Guide (TAG) and provision for car-share, be developed and implemented prior to occupation of the development; and d) include an assessment, undertaken in association with advice from Council the RMS and STA, of the intersections between: <ul style="list-style-type: none"> • Sydney Road and Belgrave Street • South Steyne and Wentworth Street, and • The entry / exit to the basement car park off Wentworth Street (opposite entry to the Council car park) and which identifies any improvements requires at the relevant intersections as a result of the subject development. 	<p>No change.</p>

CONDITION	COMMENT
8. SYDNEY WATER REQUIREMENTS	
<p>Future development applications shall demonstrate that the Sydney Water requirements have been met in relation to:</p> <ul style="list-style-type: none"> • Water servicing: To service the proposed development the existing 150mm potable water main is required to be upgraded to a 200mm main. The proposed potable water infrastructure must be designed and configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002). • Wastewater servicing: The site has access to a 300mm wastewater main in Wentworth Street and a connection/extension to this main, for a minimum 225mm main, is acceptable at the developer's cost. The developer is required to design and construct a wastewater main (connecting to the 300mm main in Wentworth Street), which provides a point of connection at least 1m inside the property's boundary. • Trade waste: All customers discharging trade waste must have written permission from Sydney Water. A permit or agreement must be obtained from Sydney Water before discharging any trade waste into Sydney Water's wastewater system. • Submitted infrastructure designs should be sized and configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002) and the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002). 	<p>No change.</p>

CONDITION	COMMENT
<p>The Proponent should engage the services of a Water Servicing Coordinator to attain a Section 73 Certificate and to manage the servicing aspects of the development.</p>	<p>No change.</p>
<p>9. FLOODING</p>	
<p>Future applications shall ensure that:</p> <p>A flood evacuation plan is to be prepared for relevant stages. The plan is to include warning alarms and evacuation routes.</p> <p>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.</p> <p>All local services (power, water, gas, telephone) within the sub-podium levels must be flood protected to the 0.5% AEP level.</p>	<p>No change.</p>
<p>10. CAR PARKING</p>	
<p>Future applications shall include:</p> <p>a) Details of the total amount of car parking to be provided as part of the development which shall be not less than 184 spaces.</p>	<p>No change.</p>

CONDITION	COMMENT
<p>b) An updated schedule of parking allocations.</p> <p>c) Details of parking facilities (public, commercial and bicycle) designed in accordance with relevant Australian Standards.</p> <p>d) The design of the parking and commercial vehicle facilities that will enable all vehicles, including commercial vehicles, to enter and exit the development in a forward direction.</p> <p>e) The provision and implementation of a car share scheme.</p> <p>f) Details of all loading and unloading associated with the use of the development which is to take place wholly within the site from designated loading bays as identified in the Concept Plan. Loadings bays shall not be used for storage or any other purpose that would restrict their use for the purposes of loading and unloading.</p>	<p>No change.</p>
<p>11. STORMWATER AND DRAINAGE</p>	
<p>Future applications shall address the following:</p> <p>a) The design of stormwater drainage facilities shall be detailed in future applications and will generally be consistent with Manly Council technical specifications for the design of stormwater management facilities, and the principles of Water Sensitive Urban Design (WSUD). Water recycling facilities may be considered in lieu of any Council rainwater tank requirements.</p>	<p>No change.</p>

CONDITION	COMMENT
<p>b) A stormwater drainage system shall be designed and implemented through the site and shall comprise pipe or culvert underground.</p> <p>c) A Positive Covenant is required, binding all present and future owners of the property to the following:</p> <ul style="list-style-type: none"> i. submission to Manly Council of a structural check of any pipeline/culvert every ten (10) years; and ii. responsibility for maintenance of any pipes/culverts in perpetuity and their replacement when required. 	<p>No change.</p>
12. GROUNDWATER AND CONTAMINATION	
<p>Future applications are to demonstrate that the development does not impact upon the health of any groundwater dependant ecosystems and that where basements intercept groundwater, the basements are to be tanked.</p> <p>Site contamination is to be monitored and controlled in accordance with the findings and recommendations of the Phase 1 - Contamination Assessment Report prepared by Douglas Partners.</p> <p>.</p>	<p>No change.</p>

CONDITION	COMMENT
13. STAGING OF DEVELOPMENT	
<p>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 to ensure the orderly and coordinated development of the site. Each stage described shall provide full details of inclusions in respect of:</p> <ul style="list-style-type: none"> 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. <p>An access application shall be made to Council to obtain footpath crossing and boundary alignment levels.</p>	<p>No change.</p>

CONDITION	COMMENT
14. DEVELOPMENT DESIGN GUIDELINES	
<p>Future applications for the site shall be generally consistent with the Modifications in Part B and Future Assessment Requirements in Schedule 3 and shall:</p> <ul style="list-style-type: none"> a) Ensure the built form complies with the provisions of the State Environmental Planning Policy 65 - Design Quality of Residential Flat Development (SEPP 65) and the accompanying 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 applications s Ensure future apartments achieve compliance with the requirements of the Apartment Design Guide 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'. 	<p>No change.</p>

CONDITION	COMMENT
15. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN	
<p>Future applications shall ensure that design and treatments of the proposed buildings have due regard to the principles of the Crime Prevention Through Environmental Design (CPTED) Guidelines, 2001 and incorporate these principles into the relevant design Stage, and should include:</p> <ul style="list-style-type: none"> a) The location of street furniture on streets or in thoroughfares being identified on the plans for each stage. Street furniture shall be positioned to take advantage of well lit and open areas to minimise crime. b) The landscape design shall provide adequate sight lines and avoid creation of places of concealment within the open space areas. c) Lighting of areas adjacent to public spaces shall be provided in accordance with the AS/NZS 1158.3.1:2005 Lighting for Roads and Public Spaces 	<p>No change.</p>
17 HERITAGE	
<p>Future applications shall demonstrate consistency with the recommendations of:</p> <ul style="list-style-type: none"> • the Conservation Management Plan (May 2011), Heritage Impact Statement (June 2012) and the “Preferred Project Report Submission: Response to Heritage Matters” (7 June 2012) prepared by URBIS Pty Ltd; and • Heritage Impact Statement, dated 22nd July 2021, prepared by URBIS. • Conservation Management Plan, dated 20th November 2020 prepared by URBIS 	<p>We request that this condition be modified to reflect the Heritage Impact Statement and Conservation Management Plans prepared by URBIS.</p> <p>It has been demonstrated that the Concept Plan as modified is substantially the same as the project to which the concept plan currently relates and accordingly the application is appropriately made pursuant to clause 3BA(5)(c) of the Transitional Regulations.</p>

- 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.

18 WASTE MANAGEMENT

Future applications shall include a waste management plan in accordance with Council's requirements.

No change.

19 SALE OF LIQUOR

Future applications shall not provide for the sale of liquor other than to service venues located on the site.

No change.

STATEMENT OF COMMITMENTS

The proposed modifications are shown in red as further described in the supporting commentary

	COMMITMENT	COMMENT
Contributions	<p>Section 94 contributions to be made for the commercial component of the project will be in accordance with Manly Section 94 Plan.</p> <p><i>Timing: Calculation confirmed at Project Application Stage in accordance with Manly Section 94 Contributions Plan 2004 and paid prior to the commencement of Stage 2 works.</i></p>	No change.
Car share	<p>Discussions will be undertaken with car share providers and a parking space will be made available for use by shared vehicles.</p> <p><i>Timing: Provision of car share space/s to be confirmed in Project Application.</i></p>	No change.
Bicycle facilities	<p>The project will provide for bicycle facilities and parking in accordance with Council's relevant standards</p> <p><i>Timing: Bicycle facilities and parking to be confirmed in Project Application.</i></p>	No change.
Water Sensitive Urban Design	<p>WSUD measures will be implemented in accordance within the Stormwater Management and Flood Assessment prepared by Whips Wood.</p>	No change.

	COMMITMENT	COMMENT
<p>Sustainability</p>	<p>The educational component of the development commits to a minimum 4 Star Green Star Certified Rating under the Education v1 tool.</p> <p><i>Timing: These actions are to be further progressed in the project approvals phase.</i></p> <p>The residential component of the development commits to a minimum 4 Star Green Star Certified Rating under the Multi Unit Residential v1 tool.</p> <p><i>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.</i></p> <p><i>Timing: The BASIX criteria will be assessed at the Project Application stage.</i></p> <p>Implementation of Non Green Star portions of the development</p> <p><i>Timing: The project approval stage will detail an appropriate response to energy, water and transport considerations</i></p>	<p>No change.</p>

	COMMITMENT	COMMENT
<p>Heritage</p>	<p>Conservation policies and guidelines have been prepared in Section 5 of the CMP 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.</p> <p>Any future development applications are to comply with the conservation policies and guidelines contained within the Conservation Management Plan prepared by URBIS.</p> <p>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.</p> <p><i>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.</i></p>	<p>We request that this condition be modified to reflect the Heritage Impact Statement and Conservation Management Plans prepared by URBIS.</p> <p>It has been demonstrated that the Concept Plan as modified is substantially the same as the project to which the concept plan currently relates and accordingly the application is appropriately made pursuant to clause 3BA(5)(c) of the Transitional Regulations.</p>

	COMMITMENT	COMMENT
Aboriginal Heritage	<p>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.</p>	No change.
	<p>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.</p> <p><i>Timing: Following demolition/commencement of earthworks or remediation works.</i></p>	
European Archaeology	<p>A European Archaeological Assessment and subsequent archaeological investigations of the subject site be undertaken prior to any excavation works.</p> <p><i>Timing: Following demolition/commencement of earthworks or remediation</i></p>	No change.

	COMMITMENT	COMMENT
<p>Construction Management plan</p>	<p>The proponent agrees to prepare a Construction Management Plan outlining the methods of construction, traffic management, crane height and location details and the like.</p> <p><i>Timing: To be issued as a condition of consent at the Project Application stage.</i></p>	<p>No change.</p>
<p>Compliance with the Building Code of Australia</p>	<p>All buildings will be designed in accordance with the Building Code of Australia.</p> <p><i>Timing: A BCA statement can be provided at the Project Application stage, and conditioned as part of subsequent detailed design stages of the development.</i></p>	<p>No change.</p>
<p>Augmentation of services</p>	<p>The approval of all existing utility service providers (e.g. gas, electricity, telephone, water, sewer) will be obtained, and any required augmentation works undertaken.</p> <p><i>Timing: At project application stage detailed negotiations and approval from utility provider will be confirmed.</i></p>	<p>No change.</p>

	COMMITMENT	COMMENT
Noise mitigation	<p>An acoustic assessment will be undertaken as part of subsequent Project Applications when detailed design matters are resolved.</p> <p><i>Timing: To be provided as part of the Project Application submission</i></p>	No change.
Wind Impacts	<p>A detailed win study is to be prepared and submitted in support of any future development application.</p> <p>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):</p> <ul style="list-style-type: none"> • 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. <p>Timing: Wind measures to be implemented at the Project Application Stage</p>	We request the modification of this condition to reflect the findings of the wind conditions report at Appendix M .

	COMMITMENT	COMMENT
Traffic Management Measures	<p>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.</p> <p><i>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.</i></p>	<p>We request the deletion of this condition on the basis that these Traffic Management Measures are no longer required given the relocation of the proposed driveway access point as detailed in the accompanying Traffic Impact Assessment at Appendix O.</p>
Boarding House Occupants	<p>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.</p> <p><i>Timing: Extended notice of leave period to be negotiated prior to demolition of Elsie Hill building.</i></p>	<p>We request the deletion of this condition as it relates to Stages 1 and 2 of the Concept Plan approval which had now been fully implemented.</p>
Remediation of Land	<p>If necessary, a Remedial Action Plan will be submitted for approval and audited upon implementation.</p> <p><i>Timing: RAP to be provided at the Project Application Stage.</i></p>	<p>No change.</p>

	COMMITMENT	COMMENT
<p>Response to Country</p>	<p>The Response to Country prepared by RFW and the Landscape Design Statement prepared by Jane Irwin Landscaping Architecture are to be incorporated into the final design detailing of the final stages of the concept approval.</p> <p>Timing: To be implemented at the Project Application Stage.</p>	<p>This application seeks to include the contents of the accompanying “Response to Country” prepared by RFW (Appendix P) as a Schedule 4 Statement of Commitment with response to Country also forming an integral component of the overall landscape vision for the development as detailed in the Landscape Design Statement at Appendix L.</p>