

14 February 2022

Andrew Watson  
DA Coordinator  
Department of Planning and Environment  
[Andrew.Watson@planning.nsw.gov.au](mailto:Andrew.Watson@planning.nsw.gov.au)

Our Ref: 2022/035730

Dear Mr Watson,

### **Notification of Response to Submissions - Royal Far West Concept Plan**

Thank you for your letter dated 19 January 2022 seeking comments from Northern Beaches Council with respect to the modification application (as amended) at the Royal Far West site, 14-22 Wentworth Street and 19-21 South Steyne, Manly.

I note that Council has previously provided comments on the application by letter dated 6 September 2021 and that these comments identified concerns regarding the proposed amendments to the approved Concept Approval. Council's previous comments regarding Planning and Landscaping are still relevant and should be read as an integral part of this current submission.

This submission is focused on the amendments that the proponent has made to address Council's concerns regarding heritage. I can confirm that Council is now satisfied with the amendments that have been made to address heritage matters.

Council appreciates the opportunity to make this submission and acknowledges the applicant's efforts in addressing the significant concerns raised by Council in terms of heritage.

Should you wish to discuss the matters raised or require any further clarification, please do not hesitate to contact Ms Lashta Haidari, Principal Planner on 8495 6485 or email [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au).

Yours Faithfully



Louise Kerr  
Director Planning and Place

**ATTACHMENT A  
NORTHERN BEACHES COUNCIL SUBMISSION  
MODIFICATION APPLICATION MP10\_0159-Mod-1– Royal Far West**

**CURRENT PROPOSAL TO MODIFY CONCEPT APPROVAL**

This current Section 75W Modification application relates to Stages 3 and 4 of the Concept Plan approved, being the final stages of the approval. The application seeks to modify the Concept Plan pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979*. The application (as amended) seeks to modify the land use, built form and heritage conservation outcomes as reflected in the modified concept plans by Murcutt Candalepas Architects.

**KEY AMENDMENTS TO THE APPLICATION**

Council understands the key changes to the application are as follows:

- The removal of a floor level from the rear addition to Drummond House (Building B).
- Modification to the side wings to the Drummond House additions (Building B)
- The termination of the 2 southern-most Building C lifts at level 7 and deletion of the central roof top lobby.
- The removal of the covered walkway access between the northern and southern portions of Building B and the conversion to commercial space for Building C (Levels 1 and 2).
- The realignment of the basement at the rear of Drummond House to align with the approved basement footprint to protect Tree 4.
- Modification to the configuration of the ground floor commercial space to Buildings C and D including additional roof top elements to accommodate associated mechanical services.
- An increase in the western and southern side boundary setbacks to Building C and an increase in the southern side boundary setback to Building D.

**Heritage Comments**

The new revised concept dated December 2021 provides for a better design that allows for more of Drummond House to be retained without inappropriate development encroaching on either side of the principal facade. Greater setbacks have also been provided to the rear allowing for the wing style development of the original Drummond House to be better appreciated and understood when viewed from Wentworth Street.

This has been the result of a significant effort by the applicant to address Heritage's concerns. Heritage also notes that greater setbacks have been provided to the heritage items in Victoria Parade to the south of the site.

There will be a number of heritage matters that the proponent will need to address in any future development application submitted to Council, with such matters including updates to the Heritage Impact Statement and Conservation Management Plan, Heritage Interpretation Plan for the site as well as a specific plan for Drummond House and complete and full photographic archival recording of Drummond House both internally and externally and the greater Royal Far West site in general.

We encourage the applicant to commence discussions with Council on these aspects as soon as possible.

## **CONCLUSION**

Having considered the amended application in accordance with the relevant background and applicable legislation, Council submits that the proposed amendments have addressed Council's previous concerns in relation potential heritage impacts.