

HERITAGE IMPACT STATEMENT

Royal Far West, Manly

August 2011

urbis

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Executive Summary

This Heritage Impact Statement (HIS) was prepared by Urbis to assess the heritage impacts of proposed works at the Royal Far West (RFW) site. The site is bound by Wentworth Street (north), South Steyne (east), Victoria Parade (south), and Manly Public School and other dwellings (west) in Manly.

Proposed works include retention of two buildings (Drummond House and the Terraces), demolition of four Royal Far West buildings (Elsie Hill building, Far West School, Moncrieff Barron Wing and Norman Drummond building) and new landscaping and associated site works.

Drummond House and the Terraces are both heritage listed buildings of local significance under the Manly Local Environmental Plan 1988. Urbis has prepared a Conservation Management Strategy (CMS) for the entire FRW site, which includes a significance assessment of other buildings and elements on the site. A detailed history of the site was also included in this CMS, which is summarised in this HIS.

As the works form part of a Part 3A concept proposal, the heritage impacts of the proposed works have been assessed with reference to the heritage provisions in the Manly LEP 1988 and Heritage Branch's 'Statements of Heritage Impact' guidelines, and the following comments are made.

Overall, the proposed works do not impact on the site's heritage significance and its heritage listed buildings.

Retention of the two heritage listed buildings and the siting of the new development along South Steyne are positive aspects of this proposal. New development is setback and not directly adjacent to the primary façades of these heritage buildings to retain significant views. The new development along South Steyne reinforces the street wall and responds sympathetically to the scale of surrounding development.

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.

There are no objections on heritage grounds to the demolition of the four RFW buildings or the 1960s rear addition to Drummond House. The four RFW buildings are mid-late 20th century buildings that do not individually meet the threshold for local heritage listing. They do contribute to the site's overall historical and associative significance, however this can be retained through other means, such as interpretation. The 1960s rear addition to Drummond House was assessed as having neutral heritage significance as they are not aesthetically significant and its demolition will not adversely impact on the significance of Drummond House.

In relation to the new buildings (8 storey retail/residential building and 12 storey hotel) the buildings have been designed to step the height from main roads to be sympathetic to adjacent heritage items and the bulk and scale of development in the vicinity. The scale of the new hotel to the scale of the Terraces on the corner of Victoria Parade and South Steyne, whilst large, is setback from the street behind the retail/residential building which should minimise impacts.

The new landscaping proposed on the site should improve the setting and relationship of the retained heritage buildings and new buildings. The historical archaeological potential of the site is considered to be medium to low and may require further investigation. Mary Dallas Consulting Archaeologists separately undertook a cultural heritage and Aboriginal archaeology assessment, which provided additional recommendations to those in this report.

The scale of new development on the RFW site is considered to be sympathetic to that of listed retail and residential flat buildings in the vicinity. Soft landscaping on the RFW site should compliment the landscape significance of the Victoria Parade and Wentworth Street street-trees. Activation of retail on the ground floor of the new building to South Steyne and the recessed bays on its primary elevation are

considered to positively contribute to the public connectivity of adjacent development and the Promenade.

The following recommendations are made to mitigate potential heritage impacts on the site by the proposed works:

- prior to any development of the Royal Far West site the potential archaeological resource should be further assessed by a suitably qualified historical archaeologist
- any link from Drummond House to the new seven storey RFW building should be designed to be light weight in form and should aim to minimise the impact on fabric (brickwork and openings) and the overall built form of the building
- if new services or signage are proposed to Drummond House and the Terraces (heritage listed buildings) as part of future design development works, it should include a heritage impact assessment
- any new plantings should not obscure principal façades of Drummond House and the Terraces (heritage listed buildings) or be located directly adjacent to the buildings where they may cause long-term water damage (unless protection measures are in place)
- the articulation of the façade of the proposed new buildings (hotel and retail/residential) should be considered as part of future design development works with reference to the South Steyne streetscape and adjacent heritage buildings
- any development of the site should include an interpretation strategy to interpret the social significance of the Royal Far West Scheme, and also earlier phases of the site's history which contribute to the Manly area's greater significance (e.g. refreshment rooms and amusement facilities for seaside visitors)
- prior to any site works an induction of all site workers should be undertaken in relation to cultural heritage and archaeology, so as to be able to identify such remains if they are discovered during works and what actions to take to meet statutory obligations for such findings under the Heritage Act 1977 (historical remains) and National Parks and Wildlife Act 1979 (Aboriginal objects and sites)
- an onsite archive for Royal Far West should be established to ensure the retention of significant memorabilia of the Scheme, and potentially assist in the interpreting the site's history.

With reference to the above recommendations, the proposed concept proposal for the Royal Far West site is supported on heritage grounds.

1 Introduction

1.1 Background and Proposal

Urbis has been engaged by the Royal Far West to prepare the following Heritage Impact Statement in response to the proposed works.

The site is owned by Royal Far West who is a not-for-profit organisation based in Manly that has been providing services to enhance the health and well being of country children for more than 85 years. The subject site has developed since its first building in 1935, however the Royal Far West Children's Health Scheme was founded 11 years earlier.

Urbis prepared a Preliminary Environmental Assessment for the site in November 2010.

The proposed works designed by Architectus includes:

- retention of two buildings, Drummond House and the Terraces (both heritage listed);
- demolition of four Royal Far West buildings: Elsie Hill building, Far West School, Moncrieff Barron Wing and Norman Drummond building; and
- new landscaping and associated site works.

This report was written with reference to the following architectural drawings by Architectus dated April 2011:

- CP-03 Existing Built Form Analysis
- CP-04 Site Analysis
- CP-05 Proposed Built Form Analysis
- CP-06 Proposed Ground Floor Analysis
- CP-07 Indicative Building Section
- CP-08 3D Massing View 1
- CP-09 3D Massing View 2
- CP-10 3D Sketch Along South Steyne
- CP-11 3D Sketch Along Wentworth St
- CP-12 Building Height Context Diagram
- CP-13 Preliminary SEPP 65 Analysis
- CP-14 Typical Basement Level Car Park Plan
- CP-15 Indicative Floor Plans (GF, L1, L2 + L3)
- CP-16 Indicative Floor Plans (L4, L5, L6 + L7)
- CP-17 Indicative Floor Plans (L8, L9, L10 + L11)
- CP-18 Indicative Building Elevations
- CP-19 Indicative Street Elevations.

1.2 Site Location

The subject site is bound by Wentworth Street to the north, South Steyne to the east, Victoria Parade to the south, and Manly Public School and other dwellings to the west, in Manly (Figure 1).

Figure 1 – Aerial photograph of the Site



[Source: Google Maps 2011]

1.3 Methodology

This Statement of Heritage Impact has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impact' (2002) and 'Assessing Heritage Significance' (2001) guidelines.

The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999.

The history assembled in this report is based around the site and buildings at Manly. Other sources should be referred to for a social history on the Far West Scheme, many of which are available in the Manly Council Library. The Royal Far West Exhibition at the Manly Art Gallery and Museum (Sep-2010 to Aug-2011) is also a valuable source of additional information on the Scheme and various important persons involved with it.

A 'Cultural Heritage Assessment and Aboriginal Archaeological Assessment' was also prepared by Mary Dallas Consulting Archaeologists (2011), which provides an overview of Aboriginal archaeological sites and Aboriginal historical association of the Manly area in general and the Royal Far West Health Scheme, to aid in an assessment of the Aboriginal cultural heritage significance of the RFW site.

The subject proposal has been assessed with reference to the heritage provisions in the Manly Local Environmental Plan 1988 and Heritage Branch's 'Statements of Heritage Impact' guidelines.

1.4 Author Identification and Acknowledgements

The following report has been prepared by Deborah Arthur (Senior Heritage Consultant) and Jenny Faddy (Associate Director). Stephen Davies (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

The authors would like to thank staff at the Manly Library and Manly Art Gallery & Museum for their assistance in researching the site including:

- Jann Kingston, Daryl Hawthorne and Graham Brown, Royal Far West;
- Katherine Roberts, Manly Art Gallery and Museum;
- John MacRitchie, Manly Council Library
- Libby Robertson, NSW Heritage Branch;
- Joan Rowland, Ku-ring-gai Council Library;
- Katherine Roberts, Manly Art Gallery and Museum;
- John MacRitchie, Manly Council Library; and
- Mary Dallas, Mary Dallas Consulting Archaeologists.

2 Site Description

The subject site is bound by Wentworth Street to the north, South Steyne to the east, Victoria Parade to the south, and Manly Public School and other dwellings to the west.

The site is located within the Manly Town Centre, one block south of the Corso, and is approximately 300 metres east of the Manly Ferry Wharf.

The site is regularly proportioned, has an area of 6,950m² and is quite flat. The allotments of the site include:

- Lot 4 DP65707 and Lot 1 DP72699 (Elsie Hill Building);
- Lot 1 DP72969 and Lot 1 Sec 5 DP979703 (Drummond House);
- Lot 1 DP223468 (part Far West School and oval courtyard);
- Lot 2587 DP752038 (northern portion of playground, corner South Steyne and Wentworth Street);
- Lot 1 DP1093126 (southern portion of playground and southern portion of Far West School building, which is owned by RFW);
- Lot 2 DP1093126 (Moncrieff Barron Wing);
- Lot 12 DP1096038 (Norman Drummond Building);
- Lot 1 DP1091717 (Northern of two terraces, No. 16 South Steyne);
- Lot C DP369972 (Southern of two terraces, No. 15 South Steyne);
- Lot 2 DP223468 (oval courtyard and 1960s link to Drummond House, demolished in 1980s); and
- Lot 1 DP435023 (Far West School building).

There are essentially six buildings on the Royal Far West site, as shown on the site plan (Figure 2), which are described in order of their construction as follows:

- Terraces (15 and 16 South Steyne) – constructed c.1885;
- Drummond House (22 Wentworth Street) – constructed 1935;
- Far West School (Wentworth Street) – constructed 1958;
- Elsie Hill Administration and Staff Quarters (14 Wentworth Street) – constructed 1962;
- George Moncrieff Barron Wing (South Steyne) – constructed 1963; and
- Norman Drummond Building (South Steyne) – constructed 1978.

2.1 Far West Buildings

Two buildings on the subject site are listed as items of environmental heritage under the *Manly Local Environmental Plan 1988*, Drummond House (22 Wentworth Street) and the Terraces (15 and 16 South Steyne).

A description of each building on the Far West site is provided below with a selection of photographs of internal spaces and external detailing. Following this is a brief description of the site's context and heritage items in the vicinity of the Far West site.

Figure 2 – Aerial view of site showing key buildings



[Source: Google Maps 2011]

2.1.1 Terraces, c.1885

The Terraces on the corner of Victoria Parade were constructed c.1885 to the design of Cyril and Arthur Blacket. The terraces are owned by Royal Far West, but currently leased as one tenancy for a medical practice. The address details are: northern terrace (No. 16 South Steyne, Lot 1 DP1091717); and southern terrace (No. 15 and 16 South Steyne, Lot C DP369972).

It is a two-storey building with two wings, constructed as two terraces with an identical plan except for the three-storey southern tower element. The building was built in the Victorian Italianate architectural style (Figure 3). The projecting bay at the southern end of the main elevation was not on the plans, however is similar to other terraces designed by Blacket Bros.¹

The terraces were known as 'Tranby' and 'Latrobe' throughout the late 19th and other names in the early 20th century, such as 'Omrah', 'Colona' and 'Seaside'. Over time its use has varied, being originally constructed as a dwelling for Michael Metcalfe, it was used as a patients and nurses home in the late 1890s and early 1900s, and then it was used as a dwelling area before it was purchased by the Scheme in 1962 for parent and child accommodation.

¹ Section 4.3 of this Report compares this terrace to other similar dwellings built at the period, and other Blacket family buildings in Manly in the late 19th century. Blacket Bros. was the trading name for Cyril and Arthur Blacket from 1883 to 1885.

Figure 3 – Terrace



The rear yard of the terrace was removed when the Newstead Flats were constructed in 1922 directly abutting the terraces. The wings were extended on the first floor over the original single-storey ground floor portion and an internal courtyard was added in the 1960s. An external rear metal stair was added inside the courtyard to provide access to the new upper level balconies, which were only originally in the central portion of the terrace with no external access. New window openings and a door have been added on the ground floor southern elevation.

The front portion of the terrace and southern wing has brown Marseilles tiles and the roof over the rear first floor balconies and northern wing is a brown metal sheeting. The northern wing was designed to have a skillion roof whilst the south wing to Victoria Parade has a hipped roof.

The building's use changed several times in the 1980s and 1990s by Royal Far West. In 1998 the terraces were converted to accommodation for children and their parents with individual rooms. Plans for the 2010 alterations for the current tenancy fitout are provided in Appendix B.

The internal stair configuration for both semis is retained and conserved, however joinery has been painted and carpet laid on stairs with metal treads. Fireplaces in the building were boarded up around 6 years ago with all elements retained and screened off. New openings have been added in ground floor principal rooms, however their original room configuration is discernable.

Figure 4 shows various external and internal images of the terrace.

Figure 4 – Terrace, external and internal spaces



Ground floor, south section and main entry



Ground floor, north section



Southern elevation and adjacent Newstead Flats (left)



Detail of terrace roof showing project bay (left) and tower element (centre) with central chimneys



Rear courtyard and late 20th century additions, looking west towards Newstead Flats (previously terrace rear yard)



Rear courtyard and late 20th century additions, looking east



Marble fireplace in ground floor southern former dining room



Former dining room, looking east towards former drawing room and front door



Stair joinery



Typical clinic room, top floor

2.1.2 Drummond House, 1935

Drummond House was originally designed as a two-storey building in 1935 by David Thomas Morrow of D. T Morrow and Gordon who acted as an Honorary Architect for the Scheme. Construction of the building was monitored by James Aubrey Kerr who went on to design other buildings on the Far West site. In 1945 a third storey was added and in the early 1960s a rear addition was built (Figure 5).

It is located over two allotments: Lot 1 DP72969 and Lot 1 Sec 5 DP979703 with the street address of 22 Wentworth Street.

Drummond House was named after the Scheme's founder Stanley Drummond and the rear 1960s addition was named after Lucy Drummond, his wife.

Figure 5 – Drummond House, Wentworth St elevation



The building has architectural features of the Inter-War Free Classical style. It is brick with a wide colonnade on the ground floor and paired Doric columns to the first and second floors. Contrasting arches originally highlighted the brickwork on the ground floor arches and in horizontal bands, however it has now been painted over. It has a Marseilles tiled hipped roof over the original building footprint and roof terrace on the rear addition.

Drummond House now houses children and their parents who are receiving treatment at Royal Far West. Over time, as the Scheme developed, so too did the requirements for different spaces within the Far West buildings. A large dining area occupies the ground floor of the rear addition.

Internally, Drummond House has substantially changed and little original fabric survives. Window and door openings are essentially the same with some minor alterations. Timber window joinery has been retained. The spaces on all floors have changed with different needs of the Scheme over time, and as such internal walls are all new. A central stair wraps around the original lift well which is enclosed. It is understood that the lift is still located within the lift well.

A glazed balustrade inside the existing wrought iron balustrade was added around 10 years ago to meet BCA requirements.

Figure 6 illustrates various external and internal spaces of Drummond House.

Figure 6 – Drummond House, external and internal spaces



Eastern elevation



Roof and rear extension



Western elevation of rear 1960s addition to Drummond House and Elsie Hill building (left) with rear car park



Detail of front elevation



Main entrance doors, looking north



Ground floor reception and hall



Dining room in ground floor rear addition



Typical accommodation room, second floor



First floor balcony, looking east



Room off first floor balcony



Detail of openings to second floor balcony, looking south-east



Stair and enclosed lift well

2.1.3 Far West School, 1958

The Far West School is a three-storey red brick building with its northern elevation facing Wentworth Street (Figure 7) and a playground to its east on South Steyne. It was constructed in 1958 and has had three additions: the north-east side wing with vertical glazing and tower (below centre); rear extension of four windows bays to main building (below left); and the rear south-west wing and link to Drummond House.

The building is located within two allotments:

- Lot 1 DP435023 (original building and north-east wing to Wentworth Street with tower) – building is occupied & owned by the Department of Education, however land is owned by Royal Far West; and
- Lot 1 DP1093126 (southern portion of Far West School building and southern portion of playground) - owned and occupied by Royal Far West.

On the northern elevation the windows are double-hung vertically proportioned, while on the original portion of the eastern elevation the windows have six separate panes with heavy joinery. The rear addition windows on the eastern elevation have vertically proportioned four pane windows.

All window joinery is timber framed with concrete lintel. The gable form roof has grey metal sheeting.

Figure 7 – Far West School



In 1960 the building was extended to the south and a south-west wing was added. This included a walkway link to Drummond House on the second level, which was removed around 1982.

As treatment for the children has advanced, their stays at the Royal Far West site are reduced to around a week, for which time they may attend schooling in this building.

Figure 8 illustrates various external and internal spaces of Far West School.

Figure 8 – Far West School, external and internal spaces



West elevation (left) and extension to Drummond House (rear right)



Rear of School; 1960 walkway link to Drummond House (left) demolished in early 1980s (indicated by arrow)



Roof, looking north



Southern addition indicated by different colour brick & arrow



Undercroft playing area of southern addition



Detail of windows on school building's eastern elevation

2.1.4 Elsie Hill Administration and Staff Quarters, 1962

The L-shaped Elsie Hill building was built in 1962 to the design of J. Aubrey Kerr (Figure 9). It is directly west of Drummond House at No. 14 Wentworth Street. The building is located over two allotments: Lot 4 DP65707 and Lot 1 DP72699.

The four-storey building with a penthouse on the roof and underground car park is constructed of brick and cement with splayed black and white ceramic mosaic pillars on either side of the entrance steps. There is a honeycomb patterned glazed cement blocks to the ground floor entry. The windows are predominantly timber framed with some aluminium framed windows. There was a large plate-glass picture window on the ground floor and the entrance door is embellished with the former emblem of the Scheme, a red shining Sturt Desert Pea, which has since been removed.²

The building was named after Elsie E. Hill who was instrumental in the Scheme's early years.

Figure 9 – Elsie Hill building



Figure 10 illustrates various external and internal spaces of the Elsie Hill Building.

Internal flooring includes linoleum or carpet and rooms are partitioned by timber panels.

Uses of this building over time have changed its internal room layout. The basement is currently used by maintenance and other floors are used for storage, offices and short stay accommodation.

Overall the condition of the Elsie Hill Building is fair.

² The glazed emblem has been removed and stored elsewhere on the Far West site due to vandalism.

Figure 10 – Elsie Hill building, external and internal spaces



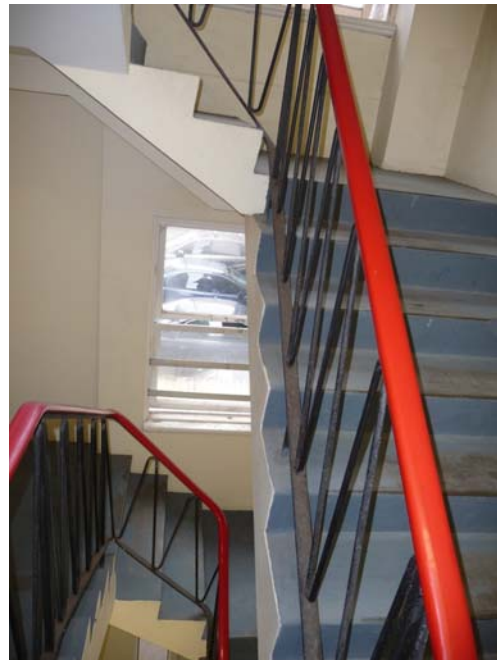
Main entry from Wentworth St



Example of deterioration of built fabric



Typical hallway



Typical staircase



Typical office



Scheme's area of coverage for NSW in Reception Foyer

2.1.5 George Moncrieff Barron Wing, 1963

The George Moncrieff Barron Wing was built on South Steyne in 1963 to the design of J. Aubrey Kerr (Figure 11). Fifteen years later the Norman Drummond Building was added abutting the southern side of this building (Figure 13). It is situated on current Lot 2 in DP 1093126.

The four-storey brick building was constructed with rectangular grouped glazing on the ground floor and vertically proportioned banded timber framed windows on the upper floors. It originally had a narrow verandah that extended from the buildings primary elevation to the concrete feature wall on the building's northern elevation. On the third floors rooms were large rectangular dormitories for children.

The building was named after Dr George Moncrieff Barron, who was instrumental in the Scheme's early years.

Figure 11 – George Moncrieff Barron Wing



Figure 12 illustrates various external and internal spaces of the Moncrieff Barron Wing.

When the Norman Drummond building was built in 1978 the Far West Chapel on the ground floor was decommissioned and the front façade of the building was altered. This included a new entry ramp, new awning on the ground floor and removal of window joinery and glazing on all levels and replacement with tinted glazing and aluminium framed panels.

New signage for the Royal Far West Scheme was replaced on all buildings in the last 2-3 years following a rebranding.

The building is currently occupied by clinical services and offices of the Royal Far West Scheme.

Figure 12 – George Moncrieff Barron Wing, external and internal spaces



Detail of main elevation ground floor



Roof, looking east (right roof top building is on 1970s Norman Drummond Building)



Typical accommodation room, second floor, looking north



Typical dormitory, second floor, looking north

2.1.6 Norman Drummond Building, 1978

The Norman Drummond Building was constructed in 1978 on the southern side of the Moncrieff Barron Wing, which was built in 1963, both fronting South Steyne (Figure 13). It is situated on Lot 12 in DP 1096038.

The building was named after Norman Drummond, the Scheme's second Chairman, and brother to the Scheme's founder Stanley Drummond.

This four-storey brick building has articulated concrete panels that house the tinted vertically proportioned glazing with concrete window awnings. There is an addition floor in the centre of the roof.

The building has two open courtyards in the centre of the building that act as light-wells.

Internally the building has been substantially altered, although the stair and hallway configuration is generally the same. Accommodation, clinical rooms and offices have changed the room configuration on all floors.

Figure 13 – Norman Drummond Building

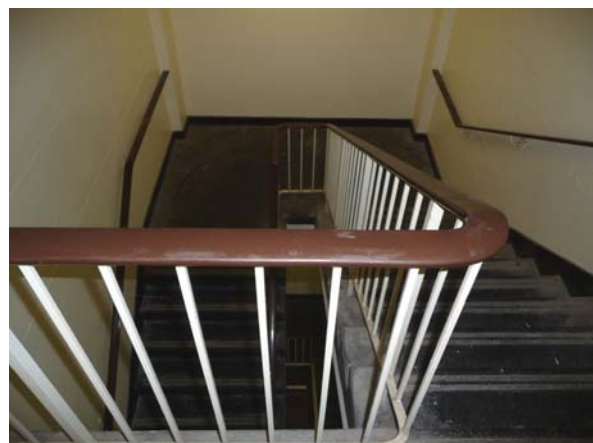


Figure 7 illustrates various external and internal spaces of the Norman Drummond Building.

Figure 14 – Norman Drummond Building, external and internal spaces



Portion of roof, looking south



Concrete stairs with metal balustrade



Typical hallway, offices and courtyard, ground floor



Typical hallway and clinical rooms, first floor

2.2 Site Context

The Royal Far West site is located within Manly Town Centre which is a major tourism and visitor destination in Sydney. To the east across South Steyne is Manly.³ A large development fronts the northern side of Wentworth Street to the corner of South Steyne. Manly Public School is directly west of the site, which was used by Far West as schooling facilities throughout the Scheme's history.⁴

The Manly Community Centre is directly west of the Elsie Hill Building at No. 12 Wentworth Street. South-west of the site along Victoria Parade, several residential buildings were recently demolished to make way for a new development. Directly west of the Terrace at No. 31 Victoria Parade is a three-storey residential flat building (Newstead Flats).

There is limited vegetation on the Royal Far West site, which mostly consists of small trees or shrubs throughout the site and garden beds along the main elevations of buildings fronting the roads. There is an oval shape garden or courtyard east of Drummond House, which was formerly part of the *Wentworth Flats* (No. 18-20) that were built in 1919 and demolished in 1957 to make way for the new School building. The courtyard and the 1960s link to Drummond House (demolished in 1980s) forms Lot 2 in DP 223468.

The paved playground on the corner of South Steyne and Wentworth Street is part of two allotments: northern portion (Lot 2587 DP 752038) and southern portion (part of Lot 1 DP 1093126).

Norfolk Island pines that line Wentworth Street, South Steyne and Victoria Street, are all heritage listed.

Car parking on the Royal Far West site is limited to a bitumen car park in front of the Elsie Hill building and a concrete car park at the back of the Elsie Hill building, both areas are west of Drummond House. Along South Steyne and Victoria Parade there is front to kerb parking, and side to kerb parking along Wentworth Street.

Figure 15 illustrates the Wentworth Street, South Steyne and Victoria Street streetscapes, and various buildings in the vicinity of the site, excluding the Former School of Arts, some of which are heritage items listed in Section 2.4.

³ The History (Section 3) refers to Manly Beach as it was known at the time, which was previously Cabbage Tree Beach or Ocean Beach

⁴ Section 3.2.4 of this Report details the history of the Royal Far West Children's Health Scheme

Figure 15 – Site Context



Wentworth Streetscape, looking west (Norfolk Island pines, Port Jackson fig and Brush Box are heritage items)



Wentworth Streetscape, looking west



School of Arts, Wentworth Street, c. 1911; [Source: *Australian Country Life*]



Manly Community Centre (left) and Manly Public School (right), 2011 (both heritage items)



South Steyne, looking north



Beach Reserve (Promenade), South Steyne and Public Shelter (both heritage items)



Victoria Parade Streetscape, looking west (Norfolk Island pines are heritage item)



Newstead Flats, Victoria Parade



Garden on Royal Far West site, east of Drummond House



Playground, east of Royal Far West School building

3 Historical Site Overview

Urbis has undertaken a detailed history for the Conservation Management Strategy (CMS) for the entire Royal Far West site (2011). The following historical overview relates to the Royal Far West site. Reference should be made to the CMS for a detailed history. A report is being undertaken by Mary Dallas Consulting Archaeologists on the Aboriginal cultural heritage of the site.

The Far West Children's Health Scheme⁵ was founded in 1924 by Stanley and Lucy Drummond. Stanley's brother, Norman Drummond (Figure 21 above) was the Scheme's second Chairman.

1925 was determined by the Church to be the "Children's Year" as the number of children attending Methodist Sunday schools was declining in 1923. The aim was to enliven their interest in the Church. Drummond wanted to extend Mission services to a group of poor and less than robust children to holiday in Sydney.

Stanley and Lucy Drummond, Mr Sid Coleman and several volunteers organised the 1st Annual Summer Camp for children from the remote far west of NSW, held in Cronulla in December 1924. It was successful enough for a 2nd camp, which was at Collaroy in January 1925.⁶

In January 1926 a 3rd camp was held in a large house on the Esplanade at Manly with Gordon Winn. Eighty children were taken on the basis of unfavourable health from medical officers of the NSW Education Department and other doctors. The house was next door to a hospital owned by Dr. Moncrieff Barron, who offered his services free of charge, having discovered many of the camp children had severe health problems.

In 1928 Elsie E. Hill turned her guesthouse in Wentworth Street Manly into the first home for the far west children. She was appointed the Scheme's first Matron in 1926 and received an MBE in 1956 in recognition for her life-long dedication.

Until 1929 children were taken to Sydney by volunteers to be looked at by doctors and afterwards they were farmed out to private homes or at Elsie Hill's boarding house. The demand for accommodation grew and the Scheme purchased its first headquarters in 1929 at No. 25 Wentworth Street for £2,259. It became known as 'The Depot' and was located opposite the present Drummond House, and it housed the children while they received post-operative treatment in the 1920s (Figure 22).⁷

⁵ The Scheme was officially given the title of 'Royal' in recognition of its long service to country children in 1970.

⁶ Bavinton 2011, Far West Timeline

⁷ Bavinton 2011, Far West Timeline

Figure 16 – Depot Building (now demolished), Wentworth St



[Source: Wearn 1966]

Dr Barron became the Scheme's first Honorary Medical Superintendent in 1929 and was awarded an MBE in 1937 for his dedication and service. At this time the Manly Public School became the venue for the annual summer camps.

In 1930 education authorities in NSW realised that country children who were convalescing in Manly were missing their school lessons and made a suggestion that a classroom was needed. The NSW Department of Education provided a teacher from the Manly Infants School for patients staying at the Scheme.⁸

The schooling facilities at the site are conducted by the Education Department solely for Far West patients. This enabled country children to keep up their studies even while in bed and undergoing long periods of treatment.

Stanley and Lucy Drummond spent much of their time "touring the Inland, constantly finding ill and crippled children".⁹ They brought children to Sydney to be cared for. The holiday scheme eventually expanded and became a health scheme. More children were being treated and facilities became inadequate and crowded. His Excellency Sir Phillip and Lady Game showed a keen interest in the work of the Scheme, and through discussions with Mr Drummond established a Building Fund in 1932 for the purchase of land and the erection of a house to accommodate the children.

The Scheme's first modern building was Drummond House¹⁰, designed by David Thomas Morrow of D. T Morrow and Gordon as Honorary Architect. Construction of the building was monitored by James Aubrey Kerr, who went on to have a long association with the Scheme as an Honorary Architect.¹¹

By 1935 there were over 500 Far West Branches in NSW supporting the Manly headquarters. Figure 23 shows the buildings on the current Royal Far West site in 1935, including (1) Drummond House; (2) the c. 1885 terraces on the corner of Victoria Parade and South Steyne ('Tranby' and 'Latrobe'); and various other buildings east of Drummond House along Wentworth Street and north of the terraces along South Steyne.

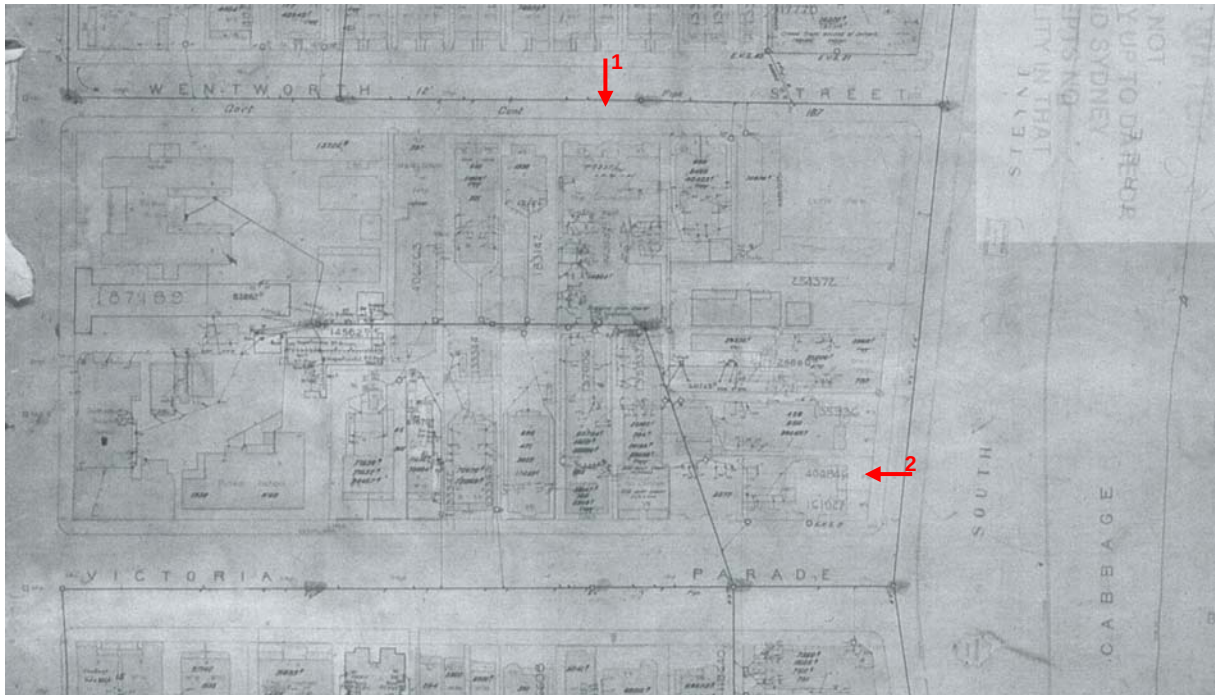
⁸ Wearn 1966:19; Bavinton 2011, Far West Timeline

⁹ Wearn 1966:20

¹⁰ A detailed history of Drummond House is provided in the next Section of this Report

¹¹ Wearn 1966:37

Figure 17 – Plan of site, 1935



[Source: Sydney Water 2011, Manly Sheet No. 11, 2 Dec 1935]

In August 1938 the Far West School was formally opened as a school in its own right with teachers employed by the Department of Education.

Figure 18 – South Steyne opposite Luna Park, 1937



[Source: Manly Local Studies Image Library, File No. 100\100228]

War time restrictions and months of stress with low finances took its strain on the Scheme. The School was relocated to Springwood in 1942. In 1944 permission was granted to resume the residence at Manly and the School at Manly reopened.

Figure 25 shows an aerial view of the subject site in 1943. Luna Park can be seen on the corner of Wentworth Street and South Steyne where land was slowly resumed by Far West until the Park closed in 1957 (Figure 24). There are several buildings located between Drummond House and the Merry-go-round, which may have been associated with the Park (i.e. dodgem car building). There were also various buildings fronting South Steyne, north of the c.1885 terraces on the corner of Victoria Parade.

In 1949 the Government contributed £1,000 to the Scheme and took steps to resume land on the Ocean Beach at Manly, adjoining the Far West Home for the establishment of a school building. In the meantime the present school was refurbished with additional rooms for manual training boys and domestic science for girls.¹²

Figure 19 – Aerial of site, 1943



[Source: NSW Roads and Traffic Authority 2005]

In 1950 the Annual Report noted that the Scheme was having problems trying to cope with the pleas for treatment from doctors with a waiting list of nearly 100 children recommended for treatment. The Far West Council decided not to renew the lease of the 'Plaza' next door to the Far West playground (a residential block owned by the Scheme) (Figures 24 and 25 above), and they hoped to take over the building to provide more accommodation for children. Nurses could have then been accommodated in the 'Plaza' instead of the present nurses' block adjoining the home, the nurses' home becoming a Far West Home annexe.¹³

Facilities at the Manly site included a splint room, eye clinic, ideal nursery and school for patients. A room was established for a mother and her child, which has proved most useful and appreciated. The extra accommodation for the home and the new school and playground to which the adjoining resumed land, now used as an amusement park, will be devoted, will make a wonderful difference to the Home.

In 1953 a two year legal negotiation to acquire vacant possession of a cottage, next door to Drummond House, was completed. This has now become headquarters for the nursing staff. The two-storey building was named in memory of the late Mr JH McNevin, a grazier who generously bequeathed sufficient funds which permitted this specific expansion. The 'McNevin Nurses' Home' contains 27

¹² Wearn 1966:204

¹³ The Far West Children's Health Scheme 1950:5,8

bedroom, white tiled toilet facilities, recreation rooms, lounge and dining room overlooking Pacific Ocean and all modern amenities to facilitate the easy running of the establishment.¹⁴

The nurses' old quarters were renovated throughout and furnished with two beds to each room and opened up as an annexe in which 41 additional patients were housed. It was named the 'Lucy Drummond Girls' Annexe' after Lucy Drummond, wife of the Scheme's founder Stanley Drummond.¹⁵

Drummond House was also refurnished in 1953. A new purpose built Splintmakers' workshop was built at the back of the Wentworth Flats (previously housed on the second floor of Drummond House). The new Splintmakers' workshop, completed in November 1953, was a single-storey brick building with tiled roof, large windows and a special alcove for storage. Following the renovations, Drummond House was officially opened in May 1954 by the Hon. J.B. Renshaw.¹⁶

The Wentworth Flats at No. 18-20 Wentworth (built in 1919) were used as staff quarters at this time. A new garage has been constructed at the back of the clerical office to store the gear needed for the annual camps.

The Plaza renovations and repairs were completed at the end of June to make it residential suitable for nurses' quarters. The back of the building adjoined the playground of Drummond House, giving easy access for staff. The nursing staff had a large furnished lounge with glass windows facing across the promenade with an adjoining modern dining room. Louvers were fitted to the side windows to give plenty of light and two double doors and plate glass windows. The dining room was previously a public café. The airy recreation room in the quadrangle at the back is used for table tennis by the nurses and for relaxing. The 27 bedrooms are painted cream and finished with a washable gloss.

A building was acquired in Dee Why in 1956 for the Home to accommodate mothers. It was officially opened in May 1956, however it was too far from Manly.

When Manly Luna Park closed in 1957, the rides were sold off, and around 1958 the remaining land was added to the Far West Children's Home.

The Wentworth Flats were demolished to make way for the Far West Hospital School, which was completed in 1958 with spacious classrooms, craft room and modern home management unit and a library.¹⁷ It was officially opened in February 1959 by the Hon R.J. Heffron, Deputy Premier and Minister for Education. It was located setback from South Steyne where there was a play ground.

The Scheme continued to expand and on 24 April 1959 the 'Far West Children's Health Scheme' was incorporated. The Hospital School was officially opened in February 1959 by the Hon. R.J. Heffron, Deputy Premier and Minister for Education.¹⁸

In 1960 the Far West Council was forced to revise its building plans for the Moncrieff Barron Wing due to action taken by Manly Municipal Council resuming the frontage of Ocean Road and No. 25 Wentworth Street, which required the demolition of this building. Wentworth Flats, next to the Home, were renovated to provide extra accommodation for staff. These changes lead to alterations with the building plans, with a new five-storey building to be erected on the land adjacent to the Home in Wentworth Street, which was occupied by two old semi-detached houses. The ground floor was to be used as administration offices for the Scheme and other floors for nurses' accommodation, with a penthouse on the top floor. The basement would house cars.¹⁹

Additions to the Hospital School were undertaken in 1960 with a three-storey wing added and a link from the new school to Drummond House at the second level. A three-storey wing costing £15,000 was added by the Department of Education to the Far West Hospital School in the early 1960s, which caters

¹⁴ The Far West Children's Health Scheme 1953:4

¹⁵ The Far West Children's Health Scheme 1953:17

¹⁶ Bavinton 2011, Far West Timeline

¹⁷ Wearn 1966:240

¹⁸ Royal Far West 2011; Bavinton 2011, Far West Timeline

¹⁹ Wearn 1966:244

for the sick and handicapped children who are patients at the Home. The wing has a fully protected passageway at the second floor linking the classrooms with the therapy rooms in the adjoining Drummond House.

The depot (25 Wentworth St) was parted with by the Far West Council in 1962, the location where the Scheme had commenced in the 1920s by the Drummonds. The depot was used as an Administration Block in later years. Less than a month of the office and nursing staff moving into their new quarters the nurses' old quarters were razed to the ground (Figure 26).

Figure 20 – Old Nurse' Quarters in Wentworth Street, c. 1960



Opposite side of Wentworth Street to Drummond House; [Source: Bavinton 2011, Photograph in Exhibition]

The foundation stone of the new 'Elsie Hill' administration office and nurses' quarters was laid in 1962. The building had black and white ceramic mosaic pillars on either side of the entrance steps and backed by large plate-glass picture windows and entrance door in which was set the emblem of the Scheme, a red shining Sturt Desert Pea (Figure 27).

The building had a honeycomb patterned glazed cement panel outside which gave privacy to the reception desk in the foyer. The top floor of the building was occupied by a penthouse, available for visiting country Sisters when they are in Sydney. Excavation under the building provided accommodation for the Far West ambulances, other cars and contained a boiler. Maintenance men had a well-lit workroom on the ground floor.²⁰

²⁰ The Far West Children's Health Scheme 1962:8

Figure 21 – Elsie Hill Administration and Staff Quarters, c. 1962



[Source: The Far West Children's Health Scheme 1962:7]

The Elsie Hill Administration and Staff Quarters were officially opened in September 1962 by the NSW Governor, Lt-General Sir Eric Woodard (Figure 28).²¹ The building was designed by James Aubrey Kerr. Elsie Hill was a volunteer with the Collaroy Camp and she housed children at her property in Sydney Road Manly.

Figure 22 – Drummond House and Elsie Hill building on Wentworth St, c. 1962



[Source: Manly Local Studies Image Library, MML/2771]

The Terraces were purchased by the Scheme in 1962 and were completely refurnished. The building had previously housed nurses and had been run as a boarding house and café. With the closing of Dee Why House, the Terraces (known as 'Surfside') now provided accommodation for mothers who accompanied their children to Sydney for treatment.²²

²¹ Wearn 1966:251

²² The Far West Children's Health Scheme 1962:6

Excavation commenced in late 1962 for the new Moncrieff Barron Wing. The foundation stone was laid in May 1963. Figure 29 shows the building under construction in 1964. The George Moncrieff Barron Wing was officially opened by the Prime Minister, the Rt Hon Sir Robert Menzies in 1965. The four-storey building was designed by James Aubrey Kerr and cost £120,000.²³ It was to be used as a speech therapy clinic.

Figure 23 – Construction of the Moncrieff Barron Wing, 1964



[Source: Manly Local Studies Image Library, MML/2775]

Drummond House was refurbished in 1966-67 and a roof terrace added around the same time. Figure 30 show a corner view of the Far West site in Manly around 1966.

Figure 24 – Far West site, corner South Steyne and Wentworth Street, c.1966



[Source: Wearn 1966:i]

²³ *Manly Daily* 20 February 1964

In 1970, following a visit by Her Majesty, Queen Elizabeth II and Princess Anne, the Scheme was officially given the title of 'Royal' in recognition of its long service to country children.²⁴

The Terraces were further altered in 1974 when they were opened as the Far West Parent and Child Units. By 1975 Drummond House accommodated 80 children. Physiotherapy, occupational therapy, orthoptics and dental surgery departments were located on the top floor of the building. The three-storey Far West Hospital School is a modern building catering for 200 walking patients.

Figure 31 shows two perspectives of the buildings on the Far West site at this time.

The Elsie E. Hill Staff and Administration Quarters accommodated trained nurses, nursing aides, assistant nurses and Nurse Aid Training School on the top three floors with administration offices on the ground floor.

The George Moncrieff Barron Memorial Block accommodated an additional 126 children on three floors with the ground floor is the speech therapy department and recreational training.²⁵

Figure 25 – Far West Buildings Complex at Manly, 1975



Wentworth Street (top) and South Steyne (bottom); [Source: The Far West Children's Health Scheme 1975:1]

²⁴ Royal Far West 2011; Bavinton 2011, Far West Timeline

²⁵ The Far West Children's Health Scheme 1975:1

The *Nursing Homes (Assistance) Act* of 1974 was established which provided for Australian Government funding assistance. State Government funding for the Scheme increased in 1975.²⁶

Drummond House was upgraded around 1973 to meet safety standards, and a new wing to link the George Moncrieff Barron Memorial Wing was undertaken from 1976. The extension was completed in 1978, doubling the size of the George Moncrieff Barron Memorial Wing and the new portion was named after the Scheme's second Chairman, Norman Drummond (Stanley's brother). The extension was funded by a Commonwealth Department of Social Security grant, and was officially opened by the Governor-General, Sir Zelman Cowan.

The camps for the far west children continued for over 50 years, staffed only by volunteers. The last camp was in Narrabeen in 1977.²⁷ Additions to the School were completed in 1977, which included a new library, art and craft room, and home science room.

The Norman Drummond Treatment and Training Centre were opened by His Excellency the Governor-General of Australia, Sir Zelman Cowen in 1978. The Roger Morgan rooftop garden was opened in 1979.

The Scheme's 1981-82 Annual Report noted that several buildings have been referred to the Scheme for use, but they are not always in good condition. This has drained funds, especially with economic losses in the state through bush fires and drought. During the 1980s various facilities were upgraded.

The Splint Department closed its doors in 1982, as polio was no longer a problem in Australia. The purpose built Splint Workshop at the back of the Wentworth Flats may have operated out of the Drummond House or the Stanley Drummond building, following the demolition of the Flats and Workshop around 1957 to make way for the new School building.

Figure 32 shows two aerial perspectives of buildings on the Far West site in 1982.

Figure 26 – Aerial photograph of site in Manly, c. 1982



²⁶ The Far West Children's Health Scheme 1975:6

²⁷ Bavinton 2011, Far West Timeline



[Source: The Far West Children's Health Scheme 1982:1 (top) and 1982:i (bottom)]

The 1988-1989 Annual Report noted that changes in government policy mean that the Scheme is now classified as a non-government organisation. Around this time murals were painted within the Medical Centre and Royal Far West School through grants from the Aboriginal Arts Board.²⁸

In the late 1980s Royal Far West became responsible for two aged nursing homes in the area, Austral House in North Manly and Ocean View in Mona Vale.

Drummond House was refurbished in 1997 to provide an aged care hostel costing. Other Aged Services owned by Royal Far West included Palm Grove, Austral and Ocean View. The *Aged Care Act 1997* was introduced which led to changes to funding and accommodation of residents, and certification of buildings by the year 2000.²⁹

By 2006 the high care nursing homes were decided to be sold by the Far West Council. Various buildings underwent general repairs and maintenance.

In 2008 the organisation changed its name to Royal Far West.³⁰

The Terraces were altered in 2010 for their new lease by the Manly Medical Centre. Changes to the building (see plans in Appendix B) include removal of doors, part demolition and part infill of internal walls and new kitchen fitouts.

²⁸ The Far West Children's Health Scheme 1989:3,13

²⁹ The Far West Children's Health Scheme 1998:14

³⁰ Royal Far West 2011

4 Heritage Listings and Significance

This Section provides details of the statutory heritage listings on the site and in the vicinity, and assesses the heritage significance of the entire Royal Far West site.

4.1 Heritage Listings

The following heritage listings apply to the entire lot, not just the buildings, and landscape, fencing and other elements may be included as part of the listing.

Under 'Schedule 4 – Items of the environmental heritage' of the *Manly Local Environmental Plan 1988*, there are two heritage items of local significance listed within the Royal Far West site:

- 'The Drummond House', 22 Wentworth Street; and
- 'Substantial Victorian Italianate House', 15 South Steyne.

There are also several heritage items in the vicinity of the Royal Far West site listed under the Manly LEP 1988:

- Retail Buildings, 7 and 14 South Steyne;
- Beach Reserve (Promenade), North and South Steyne;
- Public Shelters, North and South Steyne;
- Streetscape Street Trees (Norfolk Island pines), Victoria Parade;
- Streetscape Street Trees (Norfolk Island pines, Port Jackson fig and Brush Box), Wentworth Street;
- Residential Building (The Carlton), 29 Victoria Parade;
- Residential Flat Building, 31 Victoria Parade (Newstead Flats);
- 1920s school building, 10 Wentworth Street; and
- Former School of Arts, 12 Wentworth Street.³¹

4.2 What is Heritage Significance?

Before making decisions to change a heritage item, it is important to understand its values. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values. An assessment of a place's values is undertaken to provide a state of significance.

4.3 Significance Assessment – Subject Site

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance. There are two levels of heritage significance used in NSW: state and local.

The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' (2001) guideline from the *NSW Heritage Manual* for subject site.

³¹ Swancott, C, *Manly 1788 to 1968*, p108. in Metherell 2008

Table 1 – Assessment of Heritage Significance for Subject Site

Criteria	Significance Assessment
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	The Royal Far West site in Manly has historical significance at a local level as the location of the Royal Far West Children's Health Scheme first building, Drummond House. The Scheme was established in Manly in 1924 and also has associations with the greater area. Since 1935, Drummond House was the Scheme's headquarters and as demand for services grew, so to did the requirement to acquire or construct new buildings in the area. Other Royal Far West buildings illustrate the Scheme's growth and new requirements for purpose built areas to house and treat children and their families. The Scheme was officially given the title of "Royal" in 1970 by Her Majesty Queen Elizabeth II and Princess Anne, in recognition of its long service to country children. Other services provided by the Scheme throughout NSW are also of historical significance, such as remote air, rail and car services.
Guidelines for Inclusion - shows evidence of a significant human activity ☒ - is associated with a significant activity or historical phase ☒ - maintains or shows the continuity of a historical process or activity ☒	Guidelines for Exclusion - has incidental or unsubstantiated connections with historically important activities or processes ☐ - provides evidence of activities or processes that are of dubious historical importance ☐ - has been so altered that it can no longer provide evidence of a particular association ☐
B – Associative Significance <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	The Far West Children's Scheme has associative significance at a local level with various important persons who established and developed the Scheme in its early years. Stanley Drummond and his wife Lucy founded the Scheme in 1924 and were instrumental in the first 18 years of its development. Drummond House is named after Stanley and the rear 1960s annexe is named after Lucy. Other important individuals with associative significance to the Scheme's early years include Dr Moncrieff Barron and Elsie E. Hill. They both received an MBE in recognition of their dedication and services to the Scheme in 1937 and 1956 consecutively. Stanley Drummond also received an MBE in 1933. The Elsie Hill building (1962) and George Moncrieff Barron Wing (1963) were named in recognition of their long association with the Scheme. Buildings on the Far West site also have associative significance at a local level with various well-known architects who designed them. Cyril and Arthur Blacket of Blacket Bros, sons of renowned architect, Edmund Thomas Blacket, designed the terraces at No. 15 and 16 South Steyne. They also designed many churches and dwellings throughout NSW, including others in Manly (now demolished). David Thomas Morrow of Morrow and Gordon designed Drummond House in 1934, and Percy James Gordon then offered his services, both acting as Honorary Architects. James Aubrey Kerr had a long association with the Far West Scheme as its Honorary Architect, including his design of the

Criteria	Significance Assessment
	Elsie Hill Building and George Moncrieff Barron Wing in the early 1960s.
Guidelines for Inclusion - shows evidence of a significant human occupation ☐ - is associated with a significant event, person, or group of persons ☒	Guidelines for Exclusion - has incidental or unsubstantiated connections with historically important people or events ☐ - provides evidence of people or events that are of dubious historical importance ☐ - has been so altered that it can no longer provide evidence of a particular association ☐
C – Aesthetic Significance <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	Drummond House and the Terraces are considered to have aesthetic significance at the local level for their architectural styles and the Terraces have landmark qualities. Drummond House is representative of the Inter-War Free Classical style. Aesthetic qualities of include the wide colonnade on the ground floor and first and second floor loggias. Painting of the external brickwork has reduced the appearance of the original two-tone brick detailing. Whilst minimal internal fabric remains due to the buildings' changed use, its external detailing remains mostly intact. The Terraces are representative of the Victorian Italianate style. Aesthetic qualities include the projecting bay and gable end with timber barge board decoration on the primary elevation. Significant internal fabric includes the stair, window and door joinery, fireplaces, and original room layout is discernable.
Guidelines for Inclusion - shows or is associated with, creative or technical innovation or achievement ☐ - is the inspiration for a creative or technical innovation or achievement ☐ - is aesthetically distinctive ☒ - has landmark qualities ☒ - exemplifies a particular taste, style or technology ☐	Guidelines for Exclusion - is not a major work by an important designer or artist ☐ - has lost its design or technical integrity ☐ - its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded ☐ - has only a loose association with a creative or technical achievement ☐
D – Social Significance <i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>	The Royal Far West site has social significance to the community for its provision of medical care to thousands of children from remote areas in NSW, who otherwise had limited access to health care for over 85 years.
Guidelines for Inclusion - is important for its associations with an identifiable group ☒ - is important to a community's sense of place ☐	Guidelines for Exclusion - is only important to the community for amenity reasons ☐ - is retained only in preference to a proposed alternative ☐
E – Research Potential <i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>	Much is known through historical sources about the Royal Far West Children's Health Scheme and the site's development. The site is considered to have medium to low archaeological potential, which could contribute to further understanding of the area's 19th century and early 20th century history. As Manly was frequented from visitors from throughout Sydney and country areas, the site's archaeological potential in relation to its previous entertainment uses may be of state significance. Little is known through historical information about the Eden

Criteria	Significance Assessment
	Gardens and later entertainment venues on the corner of South Steyne and Wentworth Street. There may also be potential remains in other undisturbed areas of the site, in relation to the late 19 th century dwellings.
Guidelines for Inclusion - has the potential to yield new or further substantial scientific and/or archaeological information ☒ - is an important benchmark or reference site or type ☐ - provides evidence of past human cultures that is unavailable elsewhere ☐	Guidelines for Exclusion - the knowledge gained would be irrelevant to research on science, human history or culture ☐ - has little archaeological or research potential ☐ - only contains information that is readily available from other resources or archaeological sites ☐
F – Rarity <i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	The Terraces may be rare in the local area for two reasons. Firstly, they are considered to be the only surviving 19th century terraces to survive on Manly's beachfront, as most were demolished for residential flat buildings or other development throughout the 20th century. Secondly, they are likely to be the last surviving building in Manly designed by the Blacket family, as others have been demolished or destroyed over the years.
Guidelines for Inclusion - provides evidence of a defunct custom, way of life or process ☐ - demonstrates a process, custom or other human activity that is in danger of being lost ☒ - shows unusually accurate evidence of a significant human activity ☐ - is the only example of its type ☐ - demonstrates designs or techniques of exceptional interest ☐ - shows rare evidence of a significant human activity important to a community ☐	Guidelines for Exclusion - is not rare ☐ - is numerous but under threat ☐
G – Representative <i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i> - cultural or natural places; or - cultural or natural environments.	The terraces at No. 15 and 16 South Steyne (c.1885) are considered to be a representative example of the Victorian Italianate style and of a late 19th century seaside villa. Drummond House (1935) is a representative example of the Inter-War Classical style.
Guidelines for Inclusion - is a fine example of its type ☐ - has the principal characteristics of an important class or group of items ☒ - has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity ☐ - is a significant variation to a class of items ☐ - is part of a group which collectively illustrates a representative type ☐ - is outstanding because of its setting, condition or size ☐ - is outstanding because of its integrity or the esteem in which it is held ☐	Guidelines for Exclusion - is a poor example of its type ☐ - does not include or has lost the range of characteristics of a type ☐ - does not represent well the characteristics that make up a significant variation of a type ☐

4.4 Statement of Significance – Royal Far West Site

The following statement of significance has been prepared by Urbis following historical research and a detailed significance assessment for the entire site:³²

Royal Far West site

The Royal Far West site in Manly has historical significance at a local level as the location of the Royal Far West Children's Health Scheme first building in 1935, Drummond House, and various new buildings constructed at the site throughout the 20th century as the Scheme expanded its services. The Scheme has assisted thousands of children from remote areas in NSW since 1924.

The Scheme has associative significance at a local level with various important persons who established and developed it. Stanley Drummond and his wife Lucy founded the Scheme in 1924 and were instrumental in the first 18 years of its development. Drummond House is named after Stanley and the rear 1960s annexe is named after Lucy.

Other important individuals with associative significance to the Scheme's early years include Dr Moncrieff Barron and Elsie E. Hill, who both received an MBE in recognition of their dedication and services to the Scheme in 1937 and 1956 consecutively. Stanley Drummond also received an MBE in 1933. The Elsie Hill building (1962), George Moncrieff Barron Wing (1963) and Norman Drummond Building (1978) (Scheme's Second Chairman and brother of Stanley Drummond) were all named in recognition of their long association with the Scheme.

Buildings on the Far West site also have associative significance at a local level with various well-known architects who designed them, including Cyril and Arthur Blacket of Blacket Bros (Terraces), David Thomas Morrow (Drummond House) and James Aubrey Kerr (Elsie Hill Building and George Moncrieff Barron Wing).

Parts of the Royal Far West site are considered to have medium archaeological potential, which may contribute further knowledge than known through other sources in relation to demolished late 19th century dwellings and their occupants, and various entertainment venues on the corner of South Steyne and Wentworth Street.

Drummond House

Drummond House and the Terraces have aesthetic significance at a local level for their landmark qualities and architectural styles. Drummond House is representative of the Inter-War Free Classical style. Aesthetic qualities include the wide colonnade on the ground floor and first and second floor loggias.

The Terraces

The Terraces (c.1885) are representative of the Victorian Italianate style. Aesthetic qualities include the projecting bay and gable end with timber barge board decoration on the primary elevation. Significant internal fabric includes the stair, window and door joinery, fireplaces, and its original room layout is discernable. The Terraces may be the only surviving 19th century villa to survive on Manly's beachfront, and they may be the last surviving works of the Blacket family in Manly (as many have been demolished), which would give them rarity values in the local area.

³² The CMS for the Royal Far West site also provides gradings of significance for the two heritage listed places, Drummond House and the Terraces.

5 Heritage Impact Assessment

This Section assesses the Part 3A proposal under the Heritage Branch's guidelines and with reference to Manly Council's heritage planning provisions.

5.1.1 Manly Local Environmental Plan 1988

The proposed works are addressed in the table below in relation to the relevant clauses in the LEP.

Table 2 – Relevant LEP clauses

Clause	Discussion
18 Items of the environmental heritage (1) A person shall not, in respect of a building, work, relic or place that is an item of the environmental heritage: (a) demolish, renovate or extend any such building or work, (b) damage or despoil any such relic or any part of any such relic, (c) excavate any land for the purpose of exposing or removing any such relic, (d) erect a building on the land on which that building, work or relic is situated or the land which comprises that place, or (e) subdivide the land on which that building, work or relic is situated or the land which comprises that place, except with the consent of the council.	As listed in Section 4.1 of this report, there are two heritage items of local significance within the Royal Far West site that are listed under the <i>Manly Local Environmental Plan 1988</i>: The Drummond House', 22 Wentworth Street; and Substantial Victorian Italianate House, 15 & 16 South Steyne. To assist in the conservation of these places and to guide the development of the site, Urbis has prepared a Conservation Management Strategy for Royal Far West. This CMS includes conservation advice and policies for maintenance and changes to these heritage listed properties. This proposal includes the retention of these two buildings. No works are proposed internally within the Terraces (15 & 16 South Steyne). An addition is proposed on the western side of Drummond House, which is assessed in Table 3 (below). The other buildings on the Royal Far West site that are proposed for demolition have been assessed in Section 4 (above) in relation to their significance and in Table 3 (below) in relation to this proposal.
19 Development in the vicinity of an item of the environmental heritage The council shall not grant consent to a development application to carry out development in the vicinity of an item of the environmental heritage unless it has made an assessment of the effect which the carrying out of that development will have on the historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the item of the environmental heritage and its setting.	In addition to the two heritage items on the Royal Far West site, there are several heritage items in the vicinity of the site, as listed in Section 4.1 (above). Potential impact on these heritage items in the vicinity and the archaeological potential of the site is assessed in Table 3 (below).
21 Conservation area (1) A person shall not, in respect of a conservation area: (a) demolish, extend or change the outside of a building or work within that area, including changes to the outside of a building or work that involve the repair of the painting of unpainted brickwork, plastering or other decoration of the outside of the building or work, (b) damage or despoil a relic or part of a relic within that area, (c) excavate any land for the purpose of exposing or removing a relic within that area,	The subject site is not within the boundaries of a conservation area, nor is it directly opposite a conservation area. The Town Centre Conservation Area in Manly is located further north and west of the site. The subject works are not considered to have any adverse effects on this conservation area. Having visited the site and surveyed the buildings, two are already listed heritage items. The other buildings are not considered to have qualities to form a conservation area.

Clause	Discussion
(d) erect a building within that area, or (e) subdivide land within that area, except with the consent of the council. (2) The council shall not grant consent to a development application made in pursuance of subclause (1) unless it has made an assessment of: (a) the extent to which the carrying out of the development in accordance with the consent would affect the historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the conservation area, and (b) whether a refusal to grant consent would constitute a danger to the users or occupiers of that land or the public, and (c) the provisions of any development control plan relating to heritage conservation areas.	
25 Conservation incentive relating to heritage items (1) Nothing in this plan prevents the council from granting consent to: (a) the use for any purpose of a building within a conservation area or of the land on which that building is erected, or (b) the use for any purpose of a building that is an item of the environmental heritage or of the land on which that building is erected, where the council is satisfied that: (c) the use would have little or no adverse effect on the amenity of the area, and (d) conservation of the building depends on the council granting consent in pursuance of this subclause. (2) The council, when considering an application for consent to erect a building on land upon which there is a building which is an item of the environmental heritage, may at its discretion exclude from its calculation of the floor space of the buildings erected on the land the floor space of the item of the environmental heritage: (a) for the purposes of determining the floor space ratio, and (b) for the purposes of determining the number of parking spaces to be provided on the site, but only if the council is satisfied that the conservation of the item depends upon the council granting consent in pursuance of this clause.	There are two heritage items on the subject site, Drummond House and the Terraces (15 & 16 South Steyne). The application does not propose to alter the use in either building. The terraces are currently leased as one tenancy for a medical practice. Drummond House retains its use by the Royal Far West Children's Home. Therefore, these provisions do not apply.

5.2 Statement of Heritage Impact Guidelines

The proposed works are addressed in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines.

Table 3 – Relevant HIS Questions

Question	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	1. Retention of Heritage Buildings The two heritage listed buildings on the Royal Far West site are being retained: Drummond House and the Terraces. Adjacent development on the Royal Far West site is set back and not directly adjoining the primary façades of these heritage buildings, so as to retain principal views to them. 2. New Development on the Site The new development on the site reinforces the street wall along South Steyne, which is one of the conservation policies (No. 21) in the Conservation Management Strategy (CMS) for the site, as prepared by Urbis, dated March 2011. Policy 22 in the CMS recommends articulation of the façades of these new buildings to that of surrounding streetscapes, which should take into consideration the South Steyne Beach Promenade (heritage listed). The proposed entry points to the hotel and residential apartments as well as the proposed retail along South Steyne should contribute to the activation of this street-front, avoiding a hard-edged built form.
The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:	1. Connection to Drummond House Policy 7 in the CMS for the site, as prepared by Urbis (March 2011), states that the 3-D form of Drummond House is to be retained and read from the street, so as to retain its built form and landmark qualities. Policy 13 in the CMS states that any new connection to Drummond House should be a narrow lightweight link towards the rear of the building or its rear addition (not the original building). As the proposed lightweight addition is a concept and the use of floor space and circulation requirements for the new 7 storey RFW building are yet to be determined, it is recommended that the detailing of any link to Drummond House be carefully considered as part of future design development works. A future HIS should include consideration of the amount of brickwork and openings to be impacted by the connection between the two buildings, to minimise impact on the built form. 2. Height of New Buildings Policy 23 in the CMS by Urbis recommended that mass, scale and height of new development on the site consider the character and relationship to the mass, scale and height of heritage buildings on the

Question	Discussion
	site and in the vicinity. Drummond House is three-storey and the Terraces (heritage items) is two-storey. The proposed new buildings on the RFW site is the 7 storey RFW building (west of Drummond House), 8 storey residential building (east of Drummond House and south of the Terraces) and 12 storey hotel (south of the terraces). The 7 storey RFW building is setback from Wentworth Street, to provide retained significant views of the principal façade of Drummond House, and has a lightweight link to DH, so as to read the principal form of this building, which should reduce impacts of the greater height building. This is considered further below under 'Additions'. In relation to the location of the residential and retain buildings along South Steyne, the new building does not abut the Terraces, thus retaining views to its principal façade and overall built form. Additionally landscaping is proposed on the ground floor between the heritage listed and new building, which should also assist in minimising impacts by positive aesthetic contributions of careful landscape features and plantings. In relation to the overall height of the new buildings, as viewed along South Steyne, the 2 storey Terrace does not relate to the new built form. A 4 storey podium is proposed to the South Steyne street-front, which should minimise the visual impacts of the greater height hotel (12 storey), which is setback within the site and not directly adjacent to the rear wing of the Terraces.
Demolition of a building or structure Have all options for retention and adaptive re-use been explored? Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site? Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible? Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?	Demolition of Four 20th Century Royal Far West Buildings The proposal includes demolition of four Royal Far West buildings: ▪ Elsie Hill building ▪ Far West School ▪ Moncrieff Barron Wing ▪ Norman Drummond building. The heritage significance of these buildings was assessed in the CMS by Urbis (2011) and in Section 4.2 of this Report (above). Whilst these buildings contribute to the overall historical and associative significance of the site, they are mid-late 20th century buildings that do not individually meet the threshold for local heritage listing. They are not of individual aesthetic merit and their associative significance can be retained through other means, such as interpretation and the RFW archives. The CMS recommends (policy 25) interpretation of the site's history as part of any new development. It also recommends an onsite archive is established, which is currently within the Elsie Hill building (proposed for demolition). Interpretation of the RFW site would also strongly contribute to the ongoing social significance of the site

Question	Discussion
Partial Demolition Is the demolition essential for the heritage item to function? Are important features of the item affected by the demolition (e.g. fireplaces in buildings)? Is the resolution to partially demolish sympathetic to the heritage significance of the item? If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?	for many people, including those who have worked there, been treated there and other associations with RFW and its wide-reaching programs throughout the Far West region of NSW. Demolition of Rear Addition of Drummond House Drummond House was built as a two storey building in 1935 and it had a third storey added in 1945. The Building is named after Stanley Drummond who founded the Far West Scheme with his wife, Lucy. In the early 1960s a two-storey addition was added to the rear of the building with a terrace, retaining the original built form of Drummond House relatively intact. This addition was named after Lucy Drummond. All of the buildings on the Royal Far West site are associated with key individuals of the Scheme's founding and development. However associations and historical significance can be retained through other means, such as continued use of the Scheme at the site and various interpretation methods. The CMP by Urbis (2011) for the site noted the changes to Drummond House and assessed its spaces and elements, so as to guide the management, conservation and change of this building. Under the gradings of significance established by the NSW Heritage Council, the original building footprint and the third storey addition of Drummond House was assessed as 'high'. This means that it has a high degree of original fabric (in this case externally, not internally) and alterations should be minimal and not detract from its significance (historical, aesthetic, associative and representative). The 1960s rear addition was assessed as 'neutral' because it was not built in the same style as the rest of the building, therefore not contributing to its aesthetics. This addition does not detract from the overall building's significance, because of its location at the rear and with its roof terrace its height is sited below the roofline of the main building. It also does not contribute directly to the building's significance due to its utilitarian form. This 1960s addition to Drummond House is proposed to be demolished and the rear of the building made good. Due to the assessed level of significance of this addition, it is considered that its demolition will not have any adverse heritage impacts on the main building and it is likely to improve the integrity of the built form of the original building.
Additions How is the impact of the addition on the heritage significance of the item to be minimised? Can the additional area be located within an existing structure? If no, why not? Will the additions visually dominate the heritage item? Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?	New Royal Far West Building and Side Addition to Drummond House To retain its operations on the site in Manly, the Royal Far West Scheme proposes to retain the use of Drummond House and built a seven storey new building to its west. These buildings would be connected by a lightweight link, so as to provide access and circulation between the RFW facilities. The two buildings would be a mix of accommodation

Question	Discussion
	for patients and their families, offices and other facilities required for the Scheme. The sitting, bulk and scale of the new building have been designed to be sympathetic to Drummond House. The new RFW building is setback from Wentworth Street to retain views of the principal façade of Drummond House. Similarly, on the eastern side of Drummond House the new hotel is sited back on the block from Wentworth Street, retaining views to the overall form and bays of the buildings' eastern façade. The hotel and other new (non-RFW) buildings. Considering the sitting of new buildings to the east of Drummond House and the setback of the new RFW building to the west of the building, and considering the amenity required for the use of the Scheme, the link between the two RFW buildings is supported. With detailed design consideration the proposed lightweight addition connecting the new 7 storey Royal Far West (RFW) building to Drummond House can comply with the conservation policies laid out in the CMS for the site by Urbis (2011). The lightweight addition is supported as this ensures the overall built form of Drummond House is read from the street-front. The proposed addition fills in one of the bays on the western side of the building and it is not known at this concept stage as to how much of the built form (brickwork and openings of DH) would be required to be demolished from this connection area. Therefore, it is recommended that the detailing of any link to Drummond House from this new RFW building be carefully considered as part of future works to ensure minimal impact to the fabric and significance of Drummond House.
Major additions (see also major partial demolition) How is the impact of the addition on the heritage significance of the item to be minimised? Can the additional area be located within an existing structure? If not, why not? Will the additions tend to visually dominate the heritage item? Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?	New Residential, Retail and Hotel Buildings Two new buildings are proposed on the site: 8 storey residential and retail building (east of Drummond House and south of the Terraces) and 12 storey hotel (south of the terraces). <u>Residential and Retail Building</u> The sitting of the new 8 storey building to the corner of Wentworth Street and along most of the block facing South Steyne has been built to the street edge, which reinforces the street wall along South Steyne. This is supported by the CMS by Urbis (policy 21), as it is complimentary to the built form in the area. The new retail/residential building does not connect to Drummond House and open space is retained between the existing and new building, which will ensure that Drummond House retains significant views to its principal façade and views of the overall built form with its bays along the eastern façade. As the new residential and retail building does not have any use associated with RFW, it is also positive that these buildings have a spatial and visual separation.

Question	Discussion
	Policy 22 in the CMS recommends articulation of the façades of new buildings to that of surrounding streetscapes, which should take into consideration the South Steyne Beach Promenade (heritage listed). It is recommended that future design development works assess the articulation of the façade of this new building with reference to the South Steyne streetscape and adjacent heritage building. Various entry points along the eastern façade of the new retail/residential building from South Steyne are proposed which will provide activation along the street-front, avoiding a hard-edged built form, which would be unsympathetic to the adjacent heritage buildings. <u>Hotel Building</u> A 12 storey hotel is proposed to be constructed south of the terraces, following demolition of the Far West School, Moncrieff Barron Wing and Norman Drummond building. The entrance of the hotel is setback from South Steyne on ground floor level with the primary building sitting towards the rear of the block. The new hotel is setback from the street behind the retail/residential building which is 8 storeys, therefore providing a stepped form to the streetscape. The articulation of the façade of the hotel should be considered as part of future design development works with reference to the South Steyne streetscape and adjacent heritage building.
New development adjacent to a heritage item How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects? How is the impact of the new development on the heritage significance of the item or area to be minimised? Why is the new development required to be adjacent to a heritage item? How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance? Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)? Will the additions visually dominate the heritage item? How has this been minimised? Will the public, and users of the item, still be able to view and appreciate its significance?	Potential Impact of Development on Adjacent Heritage Items In addition to Drummond House and the Terraces there are several heritage items in the vicinity of the Royal Far West site that are listed under the Manly LEP: ▪ Retail Buildings, 7 and 14 South Steyne; ▪ Beach Reserve (Promenade), North and South Steyne; ▪ Public Shelters, North and South Steyne; ▪ Streetscape Street Trees (Norfolk Island pines), Victoria Parade; ▪ Streetscape Street Trees (Norfolk Island pines, Port Jackson fig and Brush Box), Wentworth Street; ▪ Residential Building (The Carlton), 29 Victoria Parade; ▪ Residential Flat Building, 31 Victoria Parade (Newstead Flats); ▪ 1920s school building, 10 Wentworth Street; and ▪ Former School of Arts, 12 Wentworth Street. The scale of the proposed new development on the site is considered to be sympathetic to that of listed retail and residential flat buildings in the vicinity. These buildings vary in architectural style and height, however the new development is setback from the property boundaries, so it does not directly abut any of

Question	Discussion
	these buildings. As discussed above, articulation of the proposed new buildings on the RFW site will further mitigate any potential impacts. New development on the RFW site includes new soft landscaping, which should compliment the landscape significance of the Victoria Parade and Wentworth Street street-trees. Activation of retail on the ground floor of the new building to South Steyne and the recessed bays on its primary elevation are considered to positively contribute to the public connectivity of adjacent development and the Promenade.
New services(e.g. air conditioning, plumbing) How has the impact of the new services on the heritage significance of the item been minimised? Are any of the existing services of heritage significance? In what way? Are they affected by the new work? Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented?	As this is a concept plan, no new services are proposed, however as part of future design development works, any new services to Drummond House and the Terraces should be considered with a heritage impact assessment, so as to minimise impact on significant fabric and the overall heritage significance of the buildings.
New landscape works and features (including car parks and fences) How has the impact of the new work on the heritage significance of the existing landscape been minimised? Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated? Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented? Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered? How does the work impact on views to, and from, adjacent heritage items?	Landscape The proposal includes removal of existing landscaped areas around the site to allow for construction of the basement car park and new buildings. The CMP by Urbis (2011) assessed the site's landscape and there is no objection to the removal of the soft landscaping areas on the existing site. These areas and plantings do not include any significant trees or landscape features. The new development includes new soft landscaping areas around Drummond House and the new RFW building (refer to Drawing Nos. CP-06 and CP-15). Landscaping is also proposed around the new hotel block and car entry area from Wentworth Street, and between the new retail/residential building and the Terraces. These landscape areas will improve the setting and relationship of the retained heritage buildings and new buildings on the site. Any new plantings should not obscure principal façades of the heritage buildings, or be located directly adjacent to the buildings where they may cause long-term water damage. Historical Archaeology The CMP by Urbis (2011) considered the archaeological potential of the site, which was medium to low. The site's archaeological potential was assessed through historical research, however it is only a preliminary assessment. The history of the site indicated its occupation of various different buildings and uses, such as late 19th century dwellings, entertainment facilities (e.g. Eden Gardens and Luna Park), and residential flat buildings. All of these structures were demolished for later

Question	Discussion
	buildings on the site, and the current RFW buildings. The preliminary assessment considered that there may be several areas of the site that are less disturbed by other areas of the site, and may contain archaeological relics (as defined under the Heritage Act 1977) which could contribute to further information about the site's earlier history. The CMP recommended (policy 1) that prior to any development of the Royal Far West site the potential archaeological resource is further assessed by a suitably qualified historical archaeologist. Furthermore, should archaeological investigations be undertaken and uncover further information about the site or significant relics, that there should be consideration of this as part of the site's historical interpretation (policy 2). Cultural Heritage and Aboriginal Archaeology An assessment was undertaken by Mary Dallas Consulting Archaeologists (2011), which provided an overview of Aboriginal archaeological potential of the site and Aboriginal historical association of the Manly area in general and the RFW site. The recommendations in this report should also be considered as part of future design development works. They include archaeological test excavation and monitoring of excavation, celebration of the Scheme's non-discriminatory vision and humanitarianism, cultural heritage and archaeological induction for site workers
New signage How has the impact of the new signage on the heritage significance of the item been minimised? Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected? Is the signage in accordance with section 6, Areas of Heritage Significance', in Outdoor Advertising: An Urban Design-Based approach? (1) How? Will the signage visually dominate the heritage item/ heritage conservation area or heritage streetscape? Can the sign be remotely illuminated rather than internally illuminated?	As this is a concept plan, no new signage are proposed, however as part of future design development works, any new signage to Drummond House and the Terraces should be considered with a heritage impact assessment, so as to minimise impact on significant fabric and the overall heritage significance of the buildings.

6 Conclusions and Recommendations

The proposed works for this Part 3A concept proposal have been assessed in this report with reference to the heritage provisions in the Manly LEP 1988 and Heritage Branch's 'Statements of Heritage Impact' guidelines.

Overall, the proposed works do not impact on the site's heritage significance and its heritage listed buildings.

Retention of the two heritage listed buildings and the siting of the new development along South Steyne are positive aspects of this proposal. New development is setback and not directly adjacent to the primary façades of these heritage buildings to retain significant views. The new development along South Steyne reinforces the street wall and responds sympathetically to the scale of surrounding development.

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.

There are no objections on heritage grounds to the demolition of the four RFW buildings or the 1960s rear addition to Drummond House. The four RFW buildings are mid-late 20th century buildings that do not individually meet the threshold for local heritage listing. They do contribute to the site's overall historical and associative significance, however this can be retained through other means, such as interpretation. The 1960s rear addition to Drummond House was assessed as having neutral heritage significance as they are not aesthetically significant and its demolition will not adversely impact on the significance of Drummond House.

In relation to the new buildings (8 storey retail/residential building and 12 storey hotel) the buildings have been designed to step the height from main roads to be sympathetic to adjacent heritage items and the bulk and scale of development in the vicinity. The scale of the new hotel to the scale of the Terraces on the corner of Victoria Parade and South Steyne, whilst large, is setback from the street behind the retail/residential building which should minimise impacts.

The new landscaping proposed on the site should improve the setting and relationship of the retained heritage buildings and new buildings. The historical archaeological potential of the site is considered to be medium to low and may require further investigation. Mary Dallas Consulting Archaeologists separately undertook a cultural heritage and Aboriginal archaeology assessment, which provided additional recommendations to those in this report.

The scale of new development on the RFW site is considered to be sympathetic to that of listed retail and residential flat buildings in the vicinity. Soft landscaping on the RFW site should compliment the landscape significance of the Victoria Parade and Wentworth Street street-trees. Activation of retail on the ground floor of the new building to South Steyne and the recessed bays on its primary elevation are considered to positively contribute to the public connectivity of adjacent development and the Promenade.

The following recommendations are made to mitigate potential heritage impacts on the site by the proposed works:

- prior to any development of the Royal Far West site the potential archaeological resource should be further assessed by a suitably qualified historical archaeologist
- any link from Drummond House to the new seven storey RFW building should be designed to be light weight in form and should aim to minimise the impact on fabric (brickwork and openings) and the overall built form of the building
- if new services or signage are proposed to Drummond House and the Terraces (heritage listed buildings) as part of future design development works, it should include a heritage impact assessment

- any new plantings should not obscure principal façades of Drummond House and the Terraces (heritage listed buildings) or be located directly adjacent to the buildings where they may cause long-term water damage (unless protection measures are in place)
- the articulation of the façade of the proposed new buildings (hotel and retail/residential) should be considered as part of future design development works with reference to the South Steyne streetscape and adjacent heritage buildings
- any development of the site should include an interpretation strategy to interpret the social significance of the Royal Far West Scheme, and also earlier phases of the site's history which contribute to the Manly area's greater significance (e.g. refreshment rooms and amusement facilities for seaside visitors)
- prior to any site works an induction of all site workers should be undertaken in relation to cultural heritage and archaeology, so as to be able to identify such remains if they are discovered during works and what actions to take to meet statutory obligations for such findings under the Heritage Act 1977 (historical remains) and National Parks and Wildlife Act 1979 (Aboriginal objects and sites)
- an onsite archive for Royal Far West should be established to ensure the retention of significant memorabilia of the Scheme, and potentially assist in the interpreting the site's history.

With reference to the above recommendations, the proposed concept proposal for the Royal Far West site is supported on heritage grounds.

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