



Stephen Tedder  
Unit 8, 11-15 Spring Cove Avenue  
MANLY NSW 2095

sotedder@gmail.com

Dear Mr Tedder

**Re: Exemption notification for installation of balcony gate at unit 8, 11-15 Spring Cove Avenue at St. Patrick's Estate, 151 Darley Rd. Manly – State Heritage Register item n°01724.**

The proposed works outlined above have been assessed, and an exemption from the need for approval under the *Heritage Act 1977* has been granted under section 57(2) of the Act. This endorsement does not remove the need to obtain any approval or permits that may be required from other Local or State government authorities. Please note the following standard conditions which apply to all exemptions:

1. This exemption does not allow the removal of state significant archaeological relics. If relics are discovered, work must cease in the affected area and the Heritage Council of NSW must be notified in writing in accordance with section 146 of the *Heritage Act 1977*. Depending on the nature of the discovery, assessment and an excavation permit may be required prior to the recommencement of work in the affected area. Contact the Heritage Division on 9873 8500 or at [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au).
2. If any Aboriginal objects are discovered on the site, excavation or disturbance is to cease and the Office of Environment & Heritage (OEH) is to be informed in accordance with section 89A of the *National Parks and Wildlife Act 1974*. More information is available at <http://www.environment.nsw.gov.au/licences/ACHregulation.htm> or contact the Environment Line on 131 555.
3. Anything done pursuant to this exemption must be specified, supervised and carried out by people with knowledge, skills and experience appropriate to the work.

If you have any questions please contact Youssef El Lafi, Heritage Assessment Officer, at [Youssef.Ellafi@environment.nsw.gov.au](mailto:Youssef.Ellafi@environment.nsw.gov.au) or on 9873 8627.

Yours sincerely

**Adrian Hohenzollern**  
Senior Team Leader Customer Strategies  
Heritage Division  
Office of Environment and Heritage  
11 March 2019

Steve Tedder & Suellen Taylor  
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Manly. NSW. 2095.  
Email: [sotedder@gmail.com](mailto:sotedder@gmail.com)  
Phone: 0414-348651

To: The Heritage Council of NSW

Re: Request for an Exemption – under S.57 (2) NSW Heritage Act for ‘Minor activities with little or no adverse impact on heritage significance’

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My name is Stephen Tedder and my wife and I are the owners of Apartment 8 / 11-15 Spring Cove Avenue, Manly. NSW. 2095.

We put a deposit on this 3 bedrooms, ground floor apartment in 2013 within an off the plan, Estate development known as ‘Spring Cove’ in Manly. The land was, and is owned by the Catholic Church and our property is on ‘Lease’ from that entity.

As part of the authorisation to release and develop this area of land the Church and Developers had to comply with guidelines and restrictions imposed by the Heritage Council of NSW as well as Environmental concerns as the area is subject to a specific Banicoot Habitat Plan.

All of the guidelines and restrictions were met by the developers (Oakstand) and we took possession of Apt 8, within Strata Plan 91322 on the 18 November 2015. As part of our Lot we have an Exclusive Use area that runs down the side of our dwelling as we are on the eastern end of the complex. This area is 29.47m in length and 3.075 to 3.595m in width. (See attached drawing).

A front portion of this 29.47m area runs along the side of our balcony which is made of glass balustrades / handrails (see attached pictures). We are seeking to gain direct access to our designated Exclusive Use area by incorporating a ‘Glass gate’ through the balustrades, in keeping with the current design. (Not unlike a glass pool gate).

We have spoken with a Registered Builder, David Battaglia whom has provided us and our Body Corporate with draft outline of the proposed gate (Photograph / drawing) attached. The estimated cost will be about \$5,000.00. On the ?? August 2018 the Body Corporate supported as making an application of a DA to Council regarding this gate. (See attached Minutes)

As special Heritage and Environmental matters govern this Spring Cove Development Area, we are required to submit a DA to Manly Council for any works/ changes.

Therefore, in the first instance we have been advised by Manly Council to make this Exemption Notification/ Application to your entity.

We can be contacted on the above detailed phone number and email.

Regards

Steve Tedder & Suellen Taylor