

13.03.2019

To:  
Manly City Council  
Town Hall  
1 Belgrave Street  
Manly NSW 2095  
PO Box 82 MANLY NSW 1655



42 Starling Street  
Lilyfield NSW 2040  
T 9660 8629  
M 0418607952  
E yzkovacs@iinet.net.au

RE: Modified Statement of Heritage Impacts for Revised Development - DA0216/38  
Lot 13, 25 Spring Cove Avenue, ST PATRICK'S ESTATE, MANLY

### Background

The revised development for a two storey residence, which forms the basis of the current modifications and my assessment, were prepared by Tobias Partners Architects and I prepared a Heritage Impact Assessment for the original application in December 2015.

The current modifications were not prompted by any heritage related issues.

This brief statement forms an addendum to the original heritage impact statement as part of the development application for the revised residence. This statement should be considered within the framework of findings in the original report and should be considered as an appendix to that report.

### Development site

The proposed development is located on Lot 13, also known as 25 Spring Cove Avenue.

### Proposed modifications

The proposed modifications are described in the following drawings: 1.102(M), 1.104(N), 1.105(N), 1.108(D), 2.101(J) and 2.102(J), all dated 03/04/2019, for a S4.55 Modification. The modifications represent minor changes to fenestration involving deletion of one window, relocation of another window and reduction in glazed areas for a number of other windows.

### Heritage impacts of the modifications

As the proposed modifications concern what is effectively a new building, the only potential conservation impacts relate to external elements which may impact on the context of the heritage listed estate and the setting of heritage item in its vicinity under the framework of the Conservation Management Plan.

I stress that the development remains the same in terms of conservation issues as the original development, namely:

*Does the proposed modification affect the view cone from the Archbishop's Residence?*

The approved development is located at the most distant extremity of the Estate. The modifications do not affect the approved building bulk and they are not discernible from the Archbishop's Residence.

**The proposed development will not affect the significant view cone from the Archbishop's Residence.**

The CMP has identified a number of policies for new development in Area A (which generally corresponds to Precinct 12) under Section 6.8.2 Conservation Guidelines which need to be met, as follows:

*Architectural Considerations:*

*Planning: To preserve visual glimpses to and from the Archbishop's Residence in accordance with Fig 6.1.*

The peripheral location of the development has already ensured that there is no impact on the view cone. The modifications will not alter this situation.

**The policy remains satisfied.**

*Height: New construction should retain and conserve glimpses of the Harbour from the Archbishop's Residence. Maximum height of 9.5 metres above natural ground line. Generally, buildings are not to exceed 2 storeys wholly above ground level.*

The development fits within the established height control and the modifications have no effect on height.

**No adverse conservation impact is generated.**

*Built Form and Materials:*

*Residential built forms should step up the site, envelope acknowledging its natural topography. Finishes should sit comfortably with the bushland surrounds.*

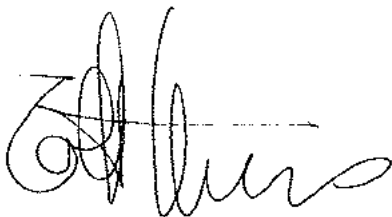
The reduction in glazed areas continues to acknowledge the bushland setting.

**The policy remains satisfied.**

**Conclusion**

The proposed modifications are negligible in their heritage impacts and they are consistent with the conservation objectives of Manly Council for the estate.

Signed



Zoltan Kovacs B. Arch (Hons)  
Architect

**Bibliography**

Apperly, R.; Irving, R.; and Reynolds, P 'A Pictorial Guide to Identifying Australian Architecture' (Sydney, 1989)

Kerr, J. S 'Conservation Plan' (rev. edn National Trust of Australia [NSW], Sydney 1996)

Kovacs, Z. *Heritage Impact Assessment, Lot 13, Spring Cove, St. Patrick's Estate* (December 2015)

Tanner Architects 'St Patrick's Estate, Darley Road, Manly - Conservation Management Plan; Vol 1 & Vol. 2' (October 2010)

Manly Local Environmental Plan 2013

'The Australian ICOMOS Burra Charter' (November 1999 update)

'The NSW Heritage Manual 2001 Update' (rev. edn. NSW Heritage Office, Sydney 2001)