



heritage impact statement



HERITAGE IMPACT STATEMENT

9 SPRING COVE AVENUE

MANLY NSW 2095

October 2022

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introduction

This Heritage Impact Statement has been prepared by Northern Beaches Planning on behalf of Barbara and Anthony Clemens to accompany the lodgement of a development application for the installation of a spa at 9 Spring Cove Avenue, Manly (**site**).

The site is located within St Patrick's Estate, which is identified as an item of State Heritage Significance on the State Heritage Register and the Heritage Map of Manly Local Environmental Plan 2013 (**MLEP 2013**) and is subject to the provisions of clause 5.10 of this plan.

As the application involves works on land that is identified on the State Heritage Register, the application constitutes integrated development under Section 4.46 of the Environmental Planning and Assessment Act 1977 and Section 58 of the Heritage Act 1997 and referral to the NSW Heritage Office is required.

This Heritage Impact Statement is prepared in accordance with the guidelines prepared by the NSW Heritage Office to assist consideration of the effect of the proposed development on the heritage significance of the land concerned, as required by clause 5.10(4) of MLEP 2013.

site details

The site is legally identified as Lot 5 in Strata Plan 90989 and is commonly referred to as 9 Spring Cove Avenue, Manly. The site is slightly irregular in shape, and changes based on the level of the building, as demonstrated by the accompanying Strata Plan and Detail and Boundary Survey.

A multistorey dwelling is located on the site, which forms part of a larger multi-unit development, comprising 5 dwellings, within Spring Cove Estate. The site has a private courtyard and garden area to the north-west of the dwelling, which currently contains a timber deck area and gardens.

Other development within Spring Cove Estate is of a similar age, architectural style and character. Whilst residential development along Osborne Road to the west is more varied. The site itself (Lot 5) does not contain any items of heritage significance, however Spring Cove Estate forms part of St Patrick's Estate, which is of State Heritage Significance.

Spring Cove Avenue is a two-lane private roadway, with no on-street parking within the vicinity of the site.

Aerial images of the site and its surrounds are provided in Figures 1 and 2 on the following page. Images of the site, the existing dwelling and the streetscape are also provided (Figure 3-6).



Figure 1 – Aerial image with site bordered in yellow
Source: Nearmap



Figure 2 – Aerial image (zoom) with site bordered in yellow
Source: Nearmap



Figure 3 – The subject site as seen from Spring Cove Avenue to the east (spa to be located behind stone wall)
Source: NBP



Figure 4 – The proposed location of the spa and the deck to be demolished
Source: NBP



**Figure 5 – Looking up the Archbishop's Pathway towards the north with the subject site on the left.
The in-ground spa is to be located behind the enclosing walls and not visible from the pathway.
Source: NBP**



**Figure 6 – Looking down the Archbishop's Pathway (towards the south) with the subject site on the right.
The in-ground spa is to be located behind the enclosing walls and not visible from the pathway.
Source: NBP**

heritage significance

The site is identified as being on land within St Patrick's Estate, being an item of State Heritage Significance, as shown on the Heritage Map of MLEP 2013 (Figure 7).



Figure 7 – Extract of Heritage Map of MLEP 2013 with SP 90989 bordered in yellow
Source: ePlanning Spatial Viewer

The Statement of Significance for the St Patrick's Estate is as follows:

Statement of Significance

St Patrick's Estate is a place of outstanding heritage significance to NSW and Australia. The 1885-1935 buildings and grounds of the estate make up one of Australia's most outstanding collegiate ensembles unrivalled for its completeness, grandeur and extraordinary siting. A monument to the establishment of Catholicism and the Catholic priesthood in Australia, St Patrick's Estate represents Australia's first national Catholic ecclesiastical seminary, the largest in the southern hemisphere at the time of its construction, the official national residence for the Archbishop for nearly a century, one of Australia's most extensive ecclesiastical estates and one of the oldest land grants to the Catholic Church. The College and the Archbishop's Residence have historical significance as important physical manifestations of Cardinal Moran's concepts and plans for the development of Catholicism in Australasia. The buildings have historical significance also for their associations people involved in the development of the College and Australia's priesthood.

St Patrick's Estate is an outstanding landmark of Victorian Gothic architecture and natural splendour. The siting of the major buildings, their architectural style, impressive scale, and quality of design and construction are of aesthetic and social significance as they reflect the Catholic Church and Cardinal Moran's ambition that the Church's public buildings should aspire

to reflect to the world the splendour of its spiritual ambitions and contribute to the fabric of national structures, worthy of a growing nation; and provide a legacy of grand ecclesiastic architecture. St Patrick's College is of aesthetic significance as it physically dominates the surrounding landscape of this part of North Head. The design of the buildings themselves is of aesthetic and social significance. The design reflects its role as a seminary and the special environment developed to encourage a devotion to the religious life is illustrated strongly in its layout.

The College is socially significant to Australian Catholics, because it is a symbol of training Australian-born priests and centralising administration policy and education for the region. The St Patrick's Estate and in particular Moran House is socially significant to the wider community because of its visual prominence - it is a Manly landmark.

Isolated physically and geographically on the Manly site, the Seminary buildings reflected the Church's perceptions of its special position and needs in the late 19th century. Social and cultural changes are evident in the further development of the site during the 20th century. The St Patrick's Estate has a significant relationship with the natural environment of North Head. Although isolated from the remainder of North Head by the construction of the sandstone boundary walls and the substantial clearing of the indigenous vegetation on the Estate, the St Patrick's Estate still maintains its historical and visual relationship with North Head.

Physical Description

The Archbishop's Residence (1884-85)

(termed 'Archiepiscopal Residence' on the original architect's drawings, and colloquially termed 'Cardinal's Palace' during the 20th century)

This was the first structure completed on the site to an impressive scale and budget. It is a good example of the domestic Gothic Revival style designed by Sheerin and Hennessy Architects and while its Gothic detailing can be held to be in the tradition established by architect Augustus Welby (A.W.) Pugin (1812-1852) in England, the cast iron verandahs are a 19th century response to the colonial climate, while other elements such as the central fleche and convenient planning presage Edwardian architectural trends. The cast iron panels of the verandahs contain Moran's initials and their detailing reflects the later 19th century 'Aesthetic Movement'. Two terracotta statues of saints dominate the bays of the main elevation. The building is two storeys of stone with a slate roof. It was built by William Farley, Builder, for 10,000 pounds.

The cedar joinery, parquet flooring and stained glass windows are of exceptional quality. There are six principal rooms on the Ground Floor plus kitchens and a servants wing. The first floor contains bedrooms. The ground floor dining room, the first floor 'Council' room (originally planned as a Library) with vaulted ceiling, and the cedar staircase display fine materials, detailing and craftsmanship.

The Archbishop's Residence and the St. Patrick's Seminary were once linked by a carriageway.

Over time verandahs have been infilled and the stable block altered, but the original fabric remains generally intact. The sandstone is of a poorer quality than Moran House and some deterioration is evident.

The immediate landscape setting comprises chiefly cast iron gates with stone piers to Darley Road, the driveway, a carriage loop and a vista to the harbour and related plantings to all the above. The plantings are now mature and certain elements such as the pine plantations require replacement. There are remnants of the earlier larger gardens evident on the lower portions of the site.

St. Patrick's Seminary (1885-9)

The seminary was designed by Sheerin and Hennessy and built by W.H. Jennings between 1885 and 1889. The stone building is four storeys high with a six level central bell tower and a slate roof. A two storeyed colonnade flanks the central entrance. The building is splendidly sited, of high quality construction in the perpendicular Gothic style and impressive in scale.

The sandstone used is of superior quality and steel members spliced into hardwood beams allows large spans. The building was designed with modern plumbing and a service lift. The simplicity of the planing and the effective use of good materials - sandstone, slate, selected timbers, marble and leaded glazing show an architectural initiative designed to last well over time. A certain grand austerity pervades the design.

The entrance vestibule and 'cloisters' with cedar and kauri pine ceilings, stained glass windows and marble tiled floor lead to a monumental stone staircase. Accents such as the 'crossed' architraves can be found in other Gothic buildings in Sydney (such as the original portion of the University of Sydney) and may, in fact, derive from the Oxford Movement.

The Library (former chapel), Refectory, Aula Maxima, Lecture Rooms and private oratory on the ground and first floors are impressive in scale and detailing and designed to form a sequence of grand interiors, on occasion with large interconnecting doors.

The second and third floors provided accommodation for the seminarians in the form of small cells and communal bathroom facilities.

The addition to the kitchen wing in 1935, designed by Ernest A. Scott, Green and Scott, Architects, is of comparable quality and detailing. A further addition to the kitchen wing, of lesser quality, was constructed c.1970.

c.1970 the second floor cubicles were converted into private rooms and bathrooms were upgraded.

Originally the main interiors were decorated with rich contrasting timbers on ceilings and doors (and door surrounds) and the use of a stencilled dado, and while covered or muted, traces of this taste can be found.

While some parallels can be made between this building and Sacred Heart Convent, Rose Bay and St Joseph's College at Hunters Hill, its special role and planning set it apart. The first floor corridor with its timber trussing and the eastern first floor verandah do evoke architect John

Horbury Hunt's use of timber but generally the detailing is economical and practical, while remaining Gothic and ornamental.

The Seminary use of this building ended in 1995. Major conservation works to Moran House were completed in 1996. The building is now, leased and occupied by the International College of Tourism and Hotel Management.

Conservation works completed in 1996 included:

- Repairs to stone faade, slate roofing, cast iron gutters and downpipes*
- New Services throughout including fire services (sprinklers, smoke detectors) and lift*
- Refurbishment of all rooms including bathrooms*
- Introduction of glazed screens for smoke compartmentation.*

Cardinal Freeman Pastoral Centre (formerly Recreation Centre)(1910)

A single storey 'Federation' style building of rusticated coursed sandstone with a slate roof and bullnosed corrugated iron verandah was built in 1910 to provide a gymnasium and two billiard rooms for the seminarians.

The building was altered c.1970 to accommodate teaching areas and a workshop. The verandah was partially demolished to enable the construction of carports, which did not complement the original centre.

Major conservation works completed in 1996 included:

- repairs to facade and roof*
- reconstruction of northern verandah*
- repair of coachhouse*
- adaptation for students' kitchen, bar and lounge*

The Cardinal Cerretti Memorial Chapel (1934-5)

This was built 40 years after the Seminary, in 1934-5 complements it in Gothic style, materials and details. It was designed by architects Hennessy, Hennessy & Co. The east end is convenient to the seminary and has an emphasis on function rather than architecture; the architectural highlight is the cluster of chapels at the west end and the 20th century structural devices which enabled the column free interiors without massive buttressing. The 'cloister' aisle along the northern edge of the building, with its sequence of altars, is a distinctive and well-lit space.

It is a lofty single storey building with organ and choir loft and cloisters. The nave is column-free, and features an uninterrupted vaulted ceiling with silky oak joinery, jarrah parquetry flooring and decorative plaster. The special features of the sanctuary are marble altar, sandstone altar canopy and terrazzo flooring. The chevet end displays fine marble altars and magnificent stained glass windows.

The major windows appear to be of English manufacture, the lesser ones of local manufacture. (John Hardman & Co, Birmingham)

Conservation works completed in 1996 include repairs to slate roof, gutters and downpipes and stonework.

The St Therese's Convent (1934)

This was designed by Ernest A. Scott, Green and Scott, Architects, to provide accommodation for the Order of Our Lady Help of Christians. Built in 1934, it is two storeys high with rendered walls and stone trims with its main elevation accented by a copper turret denoting the Chapel and a major archway framing the outlook from a verandah. The verandah was, at an early stage, glassed in. The Chapel was originally a two storeyed space with a vaulted ceiling behind the eastern bay and several small stained glass windows. The building is a well resolved domestic Edwardian dwelling.

The Convent is sited on an axis with the kitchen wing of Moran House and is linked to the Seminary by a concrete pedestrian bridge. The residential addition designed by Sydney G. Hirst and Kennedy, Architects and constructed in 1962 does not complement the original convent.

St. Paul's College (1964-74)

The college complex was built over ten years. The buildings are concrete-framed with face brick infill panels providing classrooms and staff and student amenities.

Its location close to the Archbishop's Residence is unfortunate and its mass and basic detailing compromises the amenity of the Archbishop's Residence.

Physical Condition

The buildings of the St Patrick's College group are all in good condition. The Archbishop's Residence and the Convent require conservation works. Some archaeological potential for aboriginal and european remains of earlier Seminary use of the Estate.

Archbishop's residence gardens

The Archbishop's Residence was opened in 1886. Its gardens, which comprise most of the study area, are believed to have been laid out in the late 1880s. Photographic evidence indicates that the Archbishop's gardens included landscaping, plantings and pathways. The area to be impacted by the proposed remediation works is within the gardens. A long linear path with steps linked the Residence with the harbour and the wharf, providing the link to the main transport option until the extension of Darley Road, and access to the terraced gardens, with their orchards, vegetable and flower beds.

Modifications and dates

- *Extensions to the Kitchen wing of St Patrick's College (1935) designed by Ernest A Scott, Green & Scott, Architects.*
- *Kelly House (1954) designed by Hennessy , Hennessy & Co Architects.*
- *Gilroy house (1961) designed by Jenkins & MacClurcan.*
- *Extensions to the Convent (1963) designed by Sydney G Hirst & Kennedy, Architects.*
- *St Pauls College (1964) designed by Civil & Civic.*
- *Extensions to the Moran House (St Patrick's College) Kitchen designed by Sydney G Hirst & Kennedy, Architects.*
- *Extensions to St Pauls College (1974).*
- *Conservation and adaptation of Moran House, Kelly House, the Pastoral Centre and landscaped environs, in conjunction with the International College of Tourism and Hotel Management.(1996) designed by Howard Tanner & Associates Architects.*
- *Conservation of the Cardinal Cerretti Memorial Chapel (1996) designed by Howard Tanner & Associates Architects - two windows ('Rite of Tonsure' and 'Ordination of a Subdeacon') removed and installed at Seminary of the Good Shepherd, Homebush, each approx 45cm x 120cm.*
- *Construction of Bear Cottage Hospice for Children for the Children's Hospital (2000) designed by MSJ Architects.*
- *Construction of Precinct 2 Attached Dwellings and Apartments (2002) designed by Tanner & Associates Architects.*

Assessment of Criteria

Criteria (a) Historical Significance

St. Patrick's College was the first National Catholic ecclesiastical seminary in Australia. Together with the Archbishop's Residence, the complex is historically significant as the physical representation of Cardinal Moran's concepts and plans for the development of Catholicism in Australia.

The site has considerable significance containing an intact seminary complex developed over a period of 100 years.

The grounds demonstrate, by virtue of a relatively intact layout and surviving major planting, 19th century site planning and landscaping relating to an institutional complex.

(Tanner & Associates Pty Ltd)

Criteria (b) Historical Association

The development of the site is closely associated with the life work and aspirations of Cardinal Patrick Francis Moran, who was intent on establishing a major Catholic (in particular Irish Catholic) presence in Australasia.

The site is also closely associated with all Archbishops (and Cardinals) of Sydney to date, in particular Kelly and Gilroy. It is also associated with key clergy who taught at or graduated from the Seminary.

Cardinal Moran hosted the first Australasian Catholic Congress at St Patrick's, Manly in 1900.

Sheerin and Hennessy were architects of considerable stature (Hennessy had been responsible for the completion of the Centennial Hall at the Sydney Town Hall) whose practice included major religious structures and city buildings. Later (in the 1930s) Scott, Green & Scott undertook important works on the site. Scott, Green & Scott are best known for their finely detailed residential and educational work, including large blocks of flats in the eastern suburbs of Sydney.

St Patrick's College reflects Cardinal Moran's national ambitions to train the Catholic priesthood Australia-wide, in a context of teaching and scholarship comparable with similar international institutions.

(Tanner & Associates Pty Ltd)

Criteria (c) Aesthetic Significance

The 1885-1935 buildings and grounds of the estate make up one of Australia's most outstanding collegiate ensembles unrivalled for its completeness, grandeur and extraordinary siting (Clive Lucas Stapleton and Partners, 1996).

This is a remarkable natural landscape setting and series of man-made terraces overlooking the Pacific and Sydney Harbour, enhanced planting and historic buildings with a high degree of aesthetic unity and technical and creative excellence, showing architectural and landscape tastes fashionable in the late 19th and early 20th century. It is a particularly fine example of a purpose-built institutional group.

The use of the Gothic style in the buildings is part of a substantial 19th century tradition. It was deemed most suitable for religious and educational structures.

St. Patrick's Estate is aesthetically significant, retaining a largely intact visual setting because of the dominance of the northern Estate by the scale of St Patrick's College and the Ceretti Chapel over associated buildings and the open prospect of the coast and nearby suburbs.

St Patrick's College is of exceptional aesthetic significance because of the landmark qualities of its Gothic Revival buildings set out in the Picturesque manner against a background that borrows elements from the adjacent heathland of the National Park, coastal cliffs, the ocean and Harbour.

The Archbishop's Residence and grounds are of aesthetic significance as an example of the Victorian marine villa and its landscape. The Archbishop's Residence demonstrates the deliberate siting of the residence in the Picturesque manner to address views from or to the Harbour, while simultaneously featuring Gardenesque and Italianate garden themes at the immediate house scale. Material evidence of both these themes exists in the form of plantings, paths, walls, rock cut steps and avenues.

St Patrick's Estate is of aesthetic significance as an outstanding cultural landscape in a wider natural setting, that demonstrates the development, cultural preferences and social values associated with Gardenesque, Italianate, Productive, Functional, Environmental and Ecological themes of development, many historically synchronous, in the context of an ecclesiastical institution functioning over a period of 100 years.

As a major group of sandstone buildings, St Patrick's College and the Archbishop's Residence demonstrates a high quality of craft, and engineering skill and sense of place achieved using local sandstone.

The buildings demonstrate in their planning a high regard for natural lighting and ventilation and fire safety.

(Tanner & Associates Pty Ltd)

Criteria (d) Social Significance

The combination of Gothic architecture and the Picturesque settings for buildings demonstrates the promotion of a moral and architectural purity characteristic of the development of Catholicism in Australia.

The religious seminary and administrative function demonstrates a particular way of life and related functions held to be at the core of Catholicism.

St Patrick's College, Manly reflects the desires of the Catholic Church that the Church's buildings be a public witness to Catholicism.

St Patrick's Estate is held in contemporary esteem in the Manly community for its landmark qualities and for its amenity of open space.

The location and prominent topography of the site, together with the siting of Moran House and the Chapel and their landscaped setting contribute to its landmark qualities and its wider community esteem.

St Patrick's Estate is socially important to the Catholic Community of Australia through its influence in the training of priests for over one hundred years.

The St Patrick's College Estate was established when the community of Manly was in its infancy. Manly's development has been socially and physically independent of the College. However, the wider community recognises that St Patrick's College Estate as an integral part of Manly.

(Tanner & Associates Pty Ltd)

Criteria (e) Research Significance

Further documentary and insitu study of the Estate and the St Patrick's College has the potential to yield information contributing to an understanding of the history of Manly and the Catholic Church in New South Wales.

(Tanner & Associates Pty Ltd)

FOR ARCHAEOLOGICAL REMAINS AT PRECINCTS 5, 6 AND 10:

Criterion (a): Buried remains of the garden would be connected with the Catholic Church's ownership and use of the site and would contribute to an understanding of the development of the site and the layout of the garden.

Criterion (b): The area and garden are connected to the Archbishop and his residence.

Criterion (c): The buried remains would give a better understanding of the garden's design.

Criterion (d): No analysis of the importance of the site for the local community has been undertaken.

Criterion (e): Evidence of the buried garden features would allow a fuller appreciation of the whole garden to be made and would remove the present discontinuity between the upper and lower sections of the garden.

Criterion (f): Remains associated with gardens of this period are not particularly rare.

Criterion (g): The garden is an example of a large institutional-style landscaped area.

Evidence of the buried garden features are difficult to determine from the available plans and aerial photographs. Information on garden design and construction would be replicated on many other sites. The site is not regarded as being able to contribute to the knowledge of major research questions.

The CMP found that the Archbishop's Residence is "integral and contributory to the historic and aesthetic development of the site and the landscape setting" (Page 22). "Its gardens show classical principles of symmetry and geometry, with pleasure gardens, plantations, lawns and walks, garden beds, orchards and other ornamental/agricultural parts, laid out in geometric fashion below the Residence and both bounded and crossed by linear paths" (Page 61).

The archaeological remains buried around Gilroy House would contribute to a fuller understanding of the garden and its development. These remains would have a medium level of heritage significance at a Local level.

Criteria (f) Rare Assessment

St Patrick's Estate is rare in Australasia as the only assemblage of collegiate and ecclesiastical buildings that occupy such a visually prominent coastal location. (Tanner & Associates Pty Ltd)

The 1885-1935 buildings and grounds of the estate make up one of Australia's most outstanding collegiate ensembles unrivalled for its completeness, grandeur and extraordinary siting. The grand collegiate vision of Cardinal Moran was seldom attempted or achieved elsewhere in Australia. Ormond College at the University of Melbourne is of a size and completeness similar to St Patrick's but without the setting. Smaller but complete is the Newman College at the University of Melbourne and St Paul's College at the University of Sydney, yet without the grand setting. For siting it is unrivalled, but striking in the landscape

are St Joseph's College and St Ignatius College in Sydney (Clive Lucas Stapleton & Partners 1996).

Criteria (g) Representative Assessment

St Patrick's Estate was the first National Catholic seminary in NSW. It demonstrates the spiritual ambitions of the Catholic Church in the training of priests over a period of 100 years.

(Tanner & Associates Pty Ltd)

proposed development

The application seeks consent for alterations and additions to the existing dwelling, specifically the installation of a spa, at the subject site. The proposed works include:

- Demolition of the existing rear timber deck to be replaced by turf,
- Installation of a spa, and
- Construction of a deck adjacent to the proposed spa,

The works are depicted in the plans prepared by Connect Drafting (dated 17 November 2021) that accompany this application, an extract of which is provided in Figure 8 below.

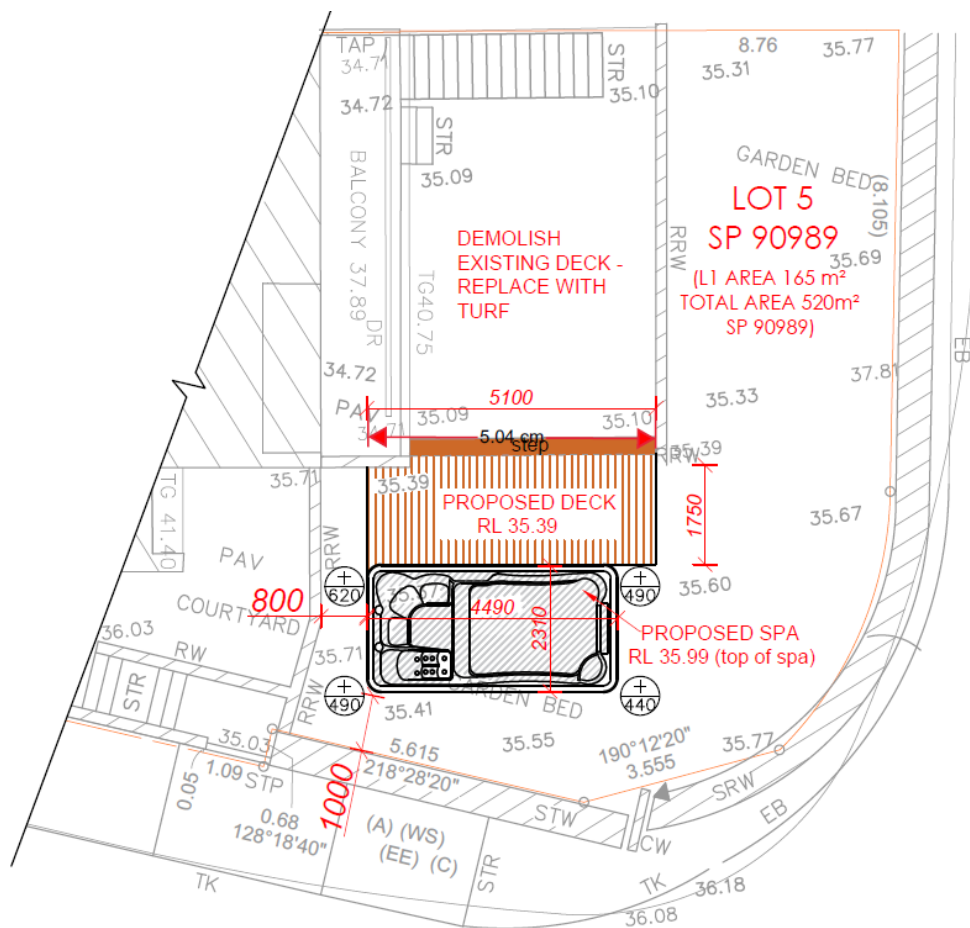


Figure 8 – Extract of Floor Plan indicating the location of the spa within the boundaries of the subject site
Source: Connect Drafting

Impact on significance

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- Construction of the dwelling, which forms part of a larger residential development at the subject site, was completed in 2015. The proposed spa is located within a portion of the site that was highly disturbed as part of these works, such that it is highly unlikely that any remnant archaeological matters will be disturbed by the installation of the proposed spa.
- The spa is to be located within an enclosed courtyard and will not be visible from the public domain.
- The spa does not necessitate the removal of any significant vegetation and will not alter the landscaped character of the site or the estate as a whole.
- The proposed works are comparably modest and have been sensitively designed to respond to the context of the site.
- The proposal does not result in any physical impacts to the specific buildings nominated in the Statement of Significance. The proposed works are located within the area of the estate that formerly contained the Archbishop's Residence gardens.
- The proposed spa is sufficiently setback from the pathway connecting the Archbishop's Residence to Spring Cove and will be screened from view when travelling along the pathway by means of the existing enclosing fence/wall.

An aerial image of the site prior to the residential redevelopment is provided in Figure 9 below.



Figure 9 –Aerial image (dated 20 October 2009) with site bordered in yellow
Source: Nearmap

An aerial image of the site during construction is provided in Figure 10 below.



Figure 10 –Aerial image (dated 18 May 2013) with site bordered in yellow
Source: Nearmap

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:

- Nil

Having given due consideration to the proposed works, I am of the opinion that the works will not result in any adverse impacts upon the heritage significance of St Patrick's Estate as:

- The proposed additions are comparably modest, will be screened by the existing boundary fencing/wall and will not be readily perceived by the casual observer.
- The works are proposed within a portion of the site that was subject to significant disturbance between 2012-2015 in association with the construction of the residential redevelopment of the site.
- The proposed works are within a residential courtyard where development for the purpose of outdoor recreation is reasonably anticipated.
- The provision of swimming pools and spas is not uncommon within the wider estate, with swimming pools and spas evident at 2, 8, 10, 12, 16, 23 and 25 Spring Cove Avenue, as shown in Figure 11, below.



Figure 11 –Aerial image (dated 21 December 2021) with other pools and spas evident throughout the wider estate
Source: Nearmap

Clause 3.2 Heritage Considerations of MDCP 2013

Council can be satisfied that the application is consistent with the provisions of clause 3.2 of MDCP 2013, as the proposed development:

- Will not detract or significantly alter the significance of St Patrick's Estate,
- Does not impact upon significant fabric, setting, relics or views associated with the significance of St Patrick's Estate, and
- Will not overwhelm the existing dwelling or the wider estate, with the works a modest addition that will not be readily perceived by the casual observer.

conclusion

Overall, the consent authority can be satisfied that the proposed development will not result in any adverse impacts upon the significance of St Patrick's Estate and the proposed development is consistent with the relative objectives of clause 5.10 of MLEP 2013, in that the heritage significance of St Patrick's Estate will be appropriately conserved.



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