

7th November 2013



The General Manager
Manly Council
PO Box 82
MANLY NSW 1655

Attention: David Stray, Senior Planner

Dear David,

SUBJECT: SPRING COVE @ ST PATRICK'S ESTATE, MANLY - LOT 8 POOL DEVELOPMENT APPLICATION

TKDA JOB No: 12 0431

RE: HERITAGE IMPACT ASSESSMENT

We write on behalf of our client, Spring Cove Developments Pty Ltd, in providing this heritage assessment of the proposal to build a private swimming pool within Lot 8 of the Spring Cove portion of the St Patrick's Estate, Manly. Development Consent DA No: 482/04 was granted in January 2007 for the development of Precincts 4, 5, 6, 10 and 11 for residential use (Total 38/No dwellings) comprising the following specific works:

- *Subdivision of Lot 2 DP 544297 into 22/No allotments being 17/No residential lots for individual dwellings, 1/No lot for 5 townhouses, 1/No lot for 16 apartments, 1/No lot containing road and landscape areas and 1/No lot comprising Precincts 4 and 11 of the St Patrick's Estate;*
- *Construction of 17/No individual residences;*
- *Construction of 5/No townhouses;*
- *Construction of an Apartment Building containing 16/No units;*
- *Removal of (94/No) nominated trees within the Precincts;*
- *Protection of all trees nominated for retention within the Precincts;*
- *Associated civil and landscape works for access roads, paths, drainage etc;*
- *Supplementary planting directly associated with the new dwellings, for bush regeneration and to enhance the vegetative links;*
- *Protection and conservation of remnants of the Archbishop's Residence garden including stairs, paths and retaining walls; and*
- *Landscape works for the interpretation of the remnant garden elements*

A private swimming pool was not included within Lot 8 in the works approved under DA No: 482/04.

The Development Application for the new pool and associated landscape works in Lot 8 comprises two drawings prepared by Site Design + Studios:

- LP 01 Landscape Plan Lot 8 Rev B
- LP 02 Lot 8 Pool Drawings Rev A

These drawings show the small pool located at Lower Ground Level with an enclosing glass pool fence and lawn, paving and shrubs adjacent. The pool is located in an area which was approved as private open space under DA No: 482/04. The pool drainage will discharge into the sewer in accordance with the relevant regulations.

Tanner Kibble Denton Architects Pty Ltd
ABN 77 001 209 392

NSW Nominated Architects
Robert Denton Registration No 5782
Alex Kibble Registration No 6015

PO Box 660 Darlinghurst NSW 1300 Australia
52 Albion St, Surry Hills NSW 2010 Australia

T +61 2 9281 4399
F +61 2 9281 4337

www.tkda.com.au

Practice Directors Alex Kibble, Robert Denton, Megan Jones, John Rose,
David Sutherland, George Phillips, Howard Tanner, Jocelyn Jackson

Senior Associates Ian Burgher, Angelo Casado, David Earp,
Emma Lee, Scott MacArthur

Associates Paul Dyson, Renata Ratcliffe, Lachlan Rowe

We consider that the proposal to include a small private swimming pool within Lot 8:

- is consistent with the private residential use of this part of the Estate and Lot 8;
- will not result in any adverse impacts on the heritage significance of the Estate or the significant remnant landscape elements from the "Archbishops Residence Gardens";
- will not be visible from Sydney Harbour or from the adjoining residential lots; and
- is in accordance with the policies contained within the Conservation Management Plan for St Patrick's Estate 2002, Manly DCP for the Residential Zone 2007 (Amendment No.1); and the Manly LEP 1988 (Amendment 24) which were in force at the time of the original development consent.

The St Patrick's Estate is included on the State Heritage Register (SHR), which requires that Heritage Council of NSW approval be obtained for any proposed works. However, a number of site-specific exemptions have been gazetted including *Site-Specific Exemption No.5 - Modifications to Existing Approvals*. The proposed pool is a minor addition to the whole Spring Cove Precinct. Its introduction does not significantly change the development for which consent was originally granted in 2007 and would not materially increase the impact of the original development. It is therefore considered that the proposed Development Application for the pool. The Director of the Heritage Branch will therefore be notified in writing of the works proposed to be undertaken under this exemption prior to commencement of works.

Please contact Megan Jones should you require further explanation.

Yours sincerely

TANNER KIBBLE DENTON ARCHITECTS PTY LTD

M Jones
Practice Director
NSW Registration No. 4148
QLD Registration No: 4357

Copy: Spring Cove Developments Pty Ltd – Justin Micallef, Development Executive

