

16.07.2025

Northern Beaches Council
1 Belgrave St
Manly NSW 2025

Mod2025/0126, PAN-521187 – 30 Pacific St Manly. Alterations and additions to an existing dwelling

Dear Michael

Regarding the enclosed clause 4.55(1) amendment for the above application, the changes are as follows:

SCHEDULE OF CHANGES

1. Amendment of condition in notice of consent (B.) Add Condition 17A First floor balcony overhang to read as follows:

First floor balcony overhang should be set back from the front boundary, to be in line with the approved balcony. Details, demonstrating compliance with this condition, are to be submitted to Council for approval prior to the issue of a Construction Certificate.

Reason: To minimise the adverse impact upon the streetscape.

Councils' heritage advisor originally recommended this roof overhang be reduced to be in line with the approved balcony. We submitted revised drawings in April 2025 for review, reducing the extent by 300mm, and showing how it is significantly lower than the approved roof form and therefore acceptable. Below is an extract of the email from us, and the response from Council accepting our revised roof overhang, instead of the original recommendation by Council and what has now been conditioned.

Extract from email by Vaughan Architects to Council, 4.04.25:

3. *Increase the terrace roof terrace street set back by approx 300mm so it aligns with the rod balustrade. This is now only approx 300mm forward of the original first floor terrace roof set back. However it is 500mm lower than the approved roof level. This ratio of lower height v less set back also has less impact on the street so I would trust is acceptable*

Response from Council, 11.04.25

Given the reduced floor level, a 450mm front setback (rather than the condition – approx. 560mm) to the roof terrace would be acceptable. This will also allow the visibility of the pitched roof, facing the street, which is considered to be a more appropriate response to the streetscape.

The condition above should be modified to reflect this.

Please do not hesitate to contact me if you have any questions.

Regards.



Simon Vaughan

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Vaughan Architects Pty Ltd.

Nominated Registered Architect Simon Vaughan, NSW Architects registration board No 8109