

19 August 2025



The Trustee For The Starboard Trust  
46-52 Meagher Street  
CHIPPENDALE NSW 2008

Dear Sir/Madam

**Application Number:** Mod2025/0405  
**Address:** Lot 2 DP 900589 , 30 Pacific Street, MANLY NSW 2095  
**Proposed Development:** Modification of Development Consent DA2023/1367 granted for Alterations and additions to a dwelling house and associated works

Please find attached the Notice of Determination for the above mentioned Application.

You should thoroughly read the Notice of Determination and be aware of any conditions imposed that affect the development and guide the next steps in the process before you can commence works and/or the use.

A copy of the Assessment Report associated with this application is available to view in the Planning and Development > Application Search section of Council's website at [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au)

If you have any questions regarding the decision or the conditions, please contact Council to speak to the assessment officer or the undersigned on 1300 434 434 or via email quoting the Application number, property address and the description of works to [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Regards,



Michael French  
**Planner**

## NOTICE OF DETERMINATION FOR MODIFICATION OF DEVELOPMENT CONSENT

<b>Application Number:</b>	Mod2025/0405 PAN-554075
<b>Applicant:</b>	The Trustee For The Starboard Trust 46-52 Meagher Street CHIPPENDALE NSW 2008
<b>Property:</b>	Lot 2 DP 900589 30 Pacific Street MANLY NSW 2095
<b>Description of Development:</b>	Modification of Development Consent DA2023/1367 granted for Alterations and additions to a dwelling house and associated works
<b>Determination:</b>	Approved Consent Authority: Northern Beaches Council
<b>Date of Determination:</b>	18/08/2025
<b>Date from which the consent operates:</b>	18/08/2025

Under Section 4.55 (1) Misdescription of the EP&A Act, notice is given that the above application to modify the original application has been approved, subject to the conditions specified in this notice and as described in the Modification Summary.

### Reasons for approval

The development proposal meets the Objects of the Environmental Planning and Assessment Act 1979, contained in Section 1.3, having considered the relevant provisions under s.4.15 of the aforementioned Act. Consequently, the development is considered to be in the public interest, subject to conditions.

### Community views

The application was notified in accordance with Council's Community Participation Plan and the Environmental Planning and Assessment Regulation 2021. Any submissions received representing community views were considered as part of the assessment of the application. Conditions of consent included within this Notice of Determination have been applied to ensure that the development satisfies the Objects of the Environmental Planning and Assessment Act and will not result in unacceptable environmental impacts.

## Request a review of the determination

If you are dissatisfied with this determination, you may request a review of the determination:

- You do not have the right to request a review of the determination under section 8.3 of the EP&A Act if you are excluded from those developments listed under Section 8.2(2) of the EP&A Act.
- You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 28 days from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

## Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

## Objector's right of appeal against the determination

An objector who is dissatisfied with the consent authority's determination to grant consent, in relation to Designated Development only has the right to appeal to the Court against the determination under section 8.8 of the EP&A Act within 28 days after the date that the objector was notified of the determination appealed against.

## Dictionary

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

**Signed**                      On behalf of the Consent Authority



Name                      Michael French, Planner

Date                      18/08/2025

## Modification Summary

The development consent is modified as follows:

### MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
Mod2025/0389	The date of this notice of determination	Modification of Development Consent DA2023/1367 granted for Alterations and additions to a dwelling house and associated works

Mod2025/0126	25 June 2025	<p><b>A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting documentation, to read as follows:</b></p> <p>Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.</p> <table><tr><th colspan="5">Approved Plans</th></tr><tr><th>Plan Number</th><th>Revision Number</th><th>Plan Title</th><th>Drawn By</th><th>Date of Plan</th></tr><tr><td>DA04</td><td>A</td><td>SITE, ROOF, SEDIMENT &amp; EROSION CONTROL PLANS</td><td>Vaughan Architects</td><td>6 March 2025</td></tr><tr><td>DA05</td><td>A</td><td>EXISTING GROUND FL &amp; DEMOLITION PLAN</td><td>Vaughan Architects</td><td>6 March 2025</td></tr><tr><td>DA06</td><td>A</td><td>PROPOSED GROUND FL PLAN</td><td>Vaughan Architects</td><td>6 March 2025</td></tr><tr><td>DA07</td><td>A</td><td>PROPOSED FIRST FLOOR PLAN</td><td>Vaughan Architects</td><td>6 March 2025</td></tr><tr><td>DA08</td><td>A</td><td>ATTIC PLAN</td><td>Vaughan Architects</td><td>6 March 2025</td></tr><tr><td>DA09</td><td>A</td><td>SOUTH-WEST, NORTH-EAST &amp; STREETFRONT ELEVATIONS</td><td>Vaughan Architects</td><td>6 March 2025</td></tr><tr><td>DA10</td><td>A</td><td>NORTH-WEST &amp; SOUTH-EAST ELEVATIONS</td><td>Vaughan Architects</td><td>6 March 2025</td></tr><tr><td>DA11</td><td>A</td><td>LONGITUDINAL SECTION</td><td>Vaughan Architects</td><td>6 March 2025</td></tr></table>	Approved Plans					Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan	DA04	A	SITE, ROOF, SEDIMENT & EROSION CONTROL PLANS	Vaughan Architects	6 March 2025	DA05	A	EXISTING GROUND FL & DEMOLITION PLAN	Vaughan Architects	6 March 2025	DA06	A	PROPOSED GROUND FL PLAN	Vaughan Architects	6 March 2025	DA07	A	PROPOSED FIRST FLOOR PLAN	Vaughan Architects	6 March 2025	DA08	A	ATTIC PLAN	Vaughan Architects	6 March 2025	DA09	A	SOUTH-WEST, NORTH-EAST & STREETFRONT ELEVATIONS	Vaughan Architects	6 March 2025	DA10	A	NORTH-WEST & SOUTH-EAST ELEVATIONS	Vaughan Architects	6 March 2025	DA11	A	LONGITUDINAL SECTION	Vaughan Architects	6 March 2025
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DA12	A	CROSS SECTIONS	Vaughan Architects	6 March 2025
DA13	A	DRIVEWAY DETAIL PLAN	Vaughan Architects	6 March 2025
DA14	A	SWIMMING POOL DETAILS	Vaughan Architects	6 March 2025
DA19	A	EXTERNAL FINISHES SCHEDULE	Vaughan Architects	6 March 2025

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
BASIX Certificate	A1788409	The Trustee for The Starboard Trust	21 March 2025
Geotechnical Report	-	Ascent Geo	18 February 2025
Waste Management Plan	-	-	-

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

**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*

		<p><i>submitted to Council for approval prior to the issue of a Construction Certificate.</i></p> <p><i>Reason: To minimise the adverse impact upon the streetscape.</i></p> <p><b>C. Add Condition 17B Amendments to the approved plans to read as follows:</b></p> <p><i>The following amendments are to be made to the approved plans.</i></p> <ul style="list-style-type: none"> <li><i>The pool paving is to be set back a minimum of 0.5m from the north-western side boundary line, and a minimum of 1m from the south-eastern side boundary line.</i></li> </ul> <p><i>Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.</i></p> <p><i>Reason: To require amendments to the plans endorsed by the consent authority following assessment of the development.</i></p>
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## **Modified conditions**

### **A. Modify Condition 17A First floor balcony overhang to read as follows:**

First floor balcony overhang should be 450mm set back from the edge of the balcony and the architectural drawings are to be amended to reflect this. 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 adverse impacts and provide a better response to the heritage context.

## **Important Information**

This letter should therefore be read in conjunction with DA2023/1367 dated 26 April 2024 and Mod2025/0126 dated 25 June 2025.

## **Dictionary**

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

**Approved plans and documents** means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

**AS** means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

**Building work** means any physical activity involved in the erection of a building.

**Certifier** means a council or a person that is registered to carry out certification work under the Building and Development Certifiers Act 2018.

**Construction certificate** means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

**Council** means Northern Beaches Council.

**Court** means the Land and Environment Court of NSW.

**EPA** means the NSW Environment Protection Authority.

**EP&A Act** means the Environmental Planning and Assessment Act 1979.

**EP&A Regulation** means the Environmental Planning and Assessment Regulation 2021.

**Independent Planning Commission** means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

**Local planning panel** means Northern Beaches Local Planning Panel.

**Occupation certificate** means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

**Principal certifier** means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

**Site work** means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

**Stormwater drainage system** means all works and facilities relating to: the collection of stormwater, the reuse of stormwater, the detention of stormwater, the controlled release of stormwater, and connections to easements and public stormwater systems.

**Strata certificate** means a certificate in the approved form issued under Part 4 of the Strata Schemes Development Act 2015 that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

**Subdivision certificate** means a certificate that authorises the registration of a plan of subdivision under Part 23 of the Conveyancing Act 1919.

**Subdivision works certificate** means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

**Sydney district or regional planning panel** means Sydney North Planning Panel.