

04 March 2025

PROJECT 30 Pacific Street, Manly

SUBJECT Addendum Letter to Heritage Impact Statement

To whom it may concern;

Our office prepared a Heritage Impact Statement for 30 Pacific Street, Manly on 1st August 2023, which involved alterations and additions to an existing dwelling, namely:

- Demolish the rear section of an existing single storey free standing dwelling.
- Demolish part of the existing front facade of the dwelling along Pacific Street.
- Demolish existing studio to the rear of an existing allotment.
- Alterations and additions to the existing dwelling to encompass a new first and second floor. The dwelling is to contain a living area and a laundry to the ground floor, with an alfresco terrace to the rear of the ground floor.

The first floor is to contain four bedrooms with an ensuite and a bathroom. An external terrace is also proposed to the rear elevation of the first floor. The second floor is to contain a study with a balcony facing the front elevation of the allotment.

- The dwelling is generally to be constructed of masonry walling to the ground floor, with profiled fibre cement to the upper floors. Roofing is to be metal sheeting and windows are to be constructed of powder coated aluminium.
- New off-street parking with two car stackable garage to the front of the allotment. To facilitate the new off-street parking, a new masonry and timber boundary fence is proposed along Pacific Street.
- New plunge pool to the rear of the allotment.

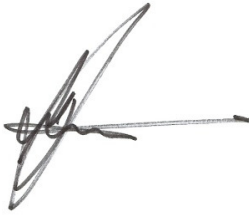
We have been furnished a copy of revised plans, which have been included at the end of this letter.

After discussions with the Architect and assessing the amended plans, we confirm that our original Heritage Impact Statement is still appropriate and relevant to the proposed amended design.

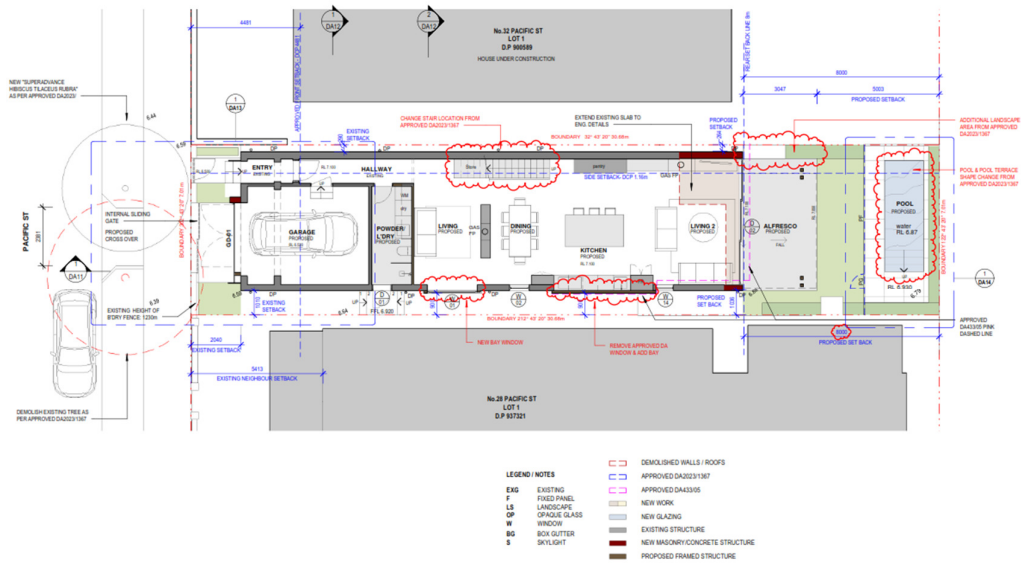
As such, this addendum supports the revised plans as well as noting that the original heritage impact statement is still pertinent to the revised plans.

If you have any queries or require any additional information, then please don't hesitate to contact me.

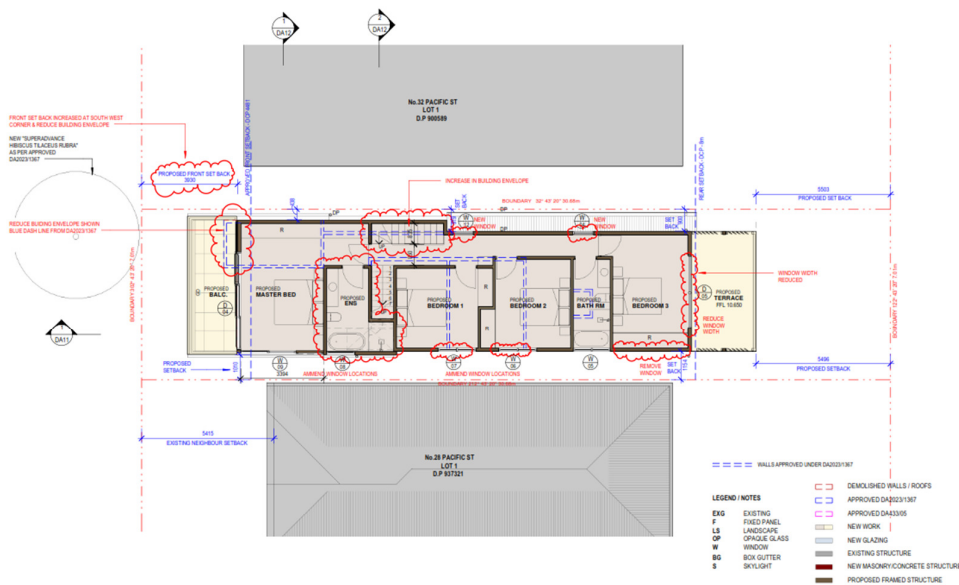
Yours sincerely



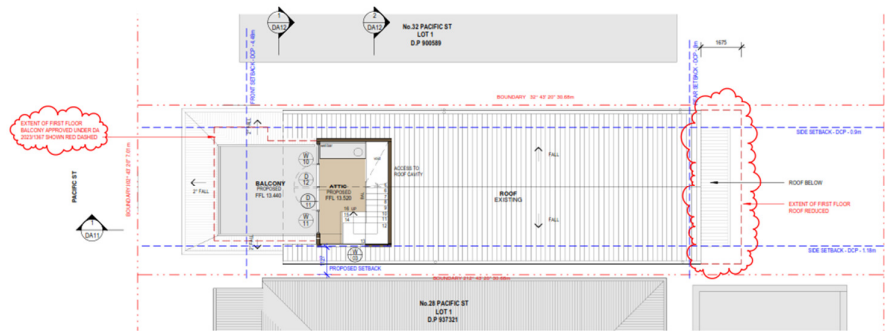
Brad Inwood
B.Arch (UNSW)hons. B.URP(UNE)
Chartered Architect AIA 7108



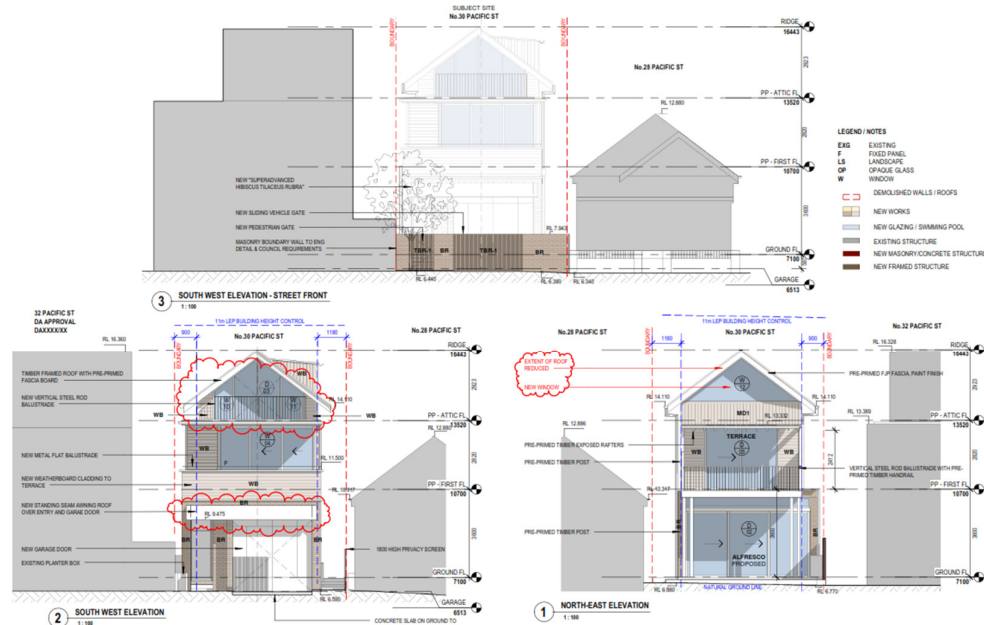
vaughan architects 10/44 Macquarie Street Sydney NSW 2000 t: 02 9439 4444 f: 02 9439 4444 e: info@vaughanarchitects.com.au www.vaughanarchitects.com.au			30 PACIFIC ST MANLY, NSW. LOT 2 DP 900589			PROPOSED GROUND FL PLAN			DA06
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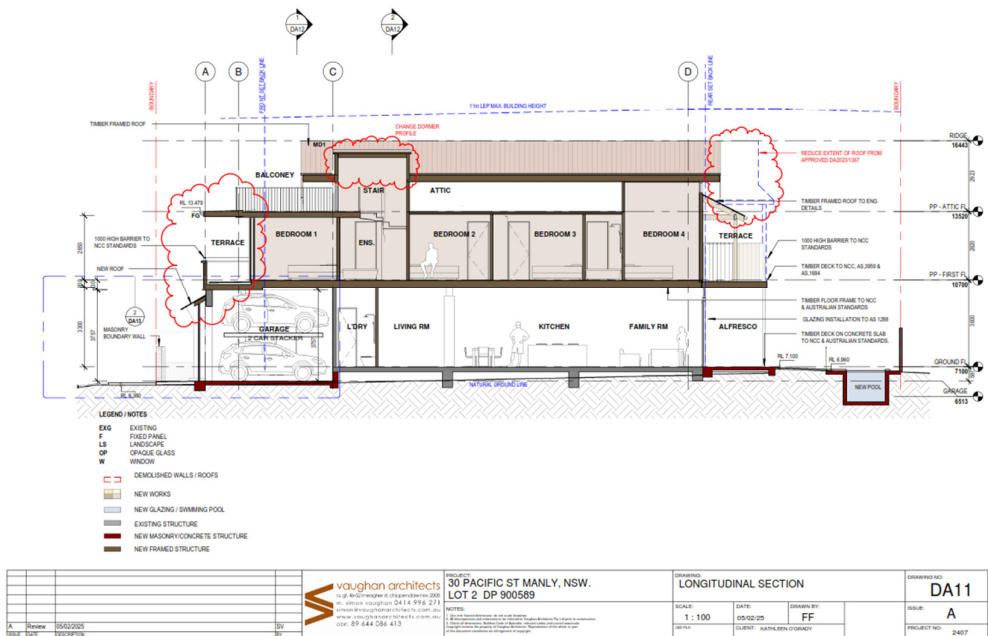
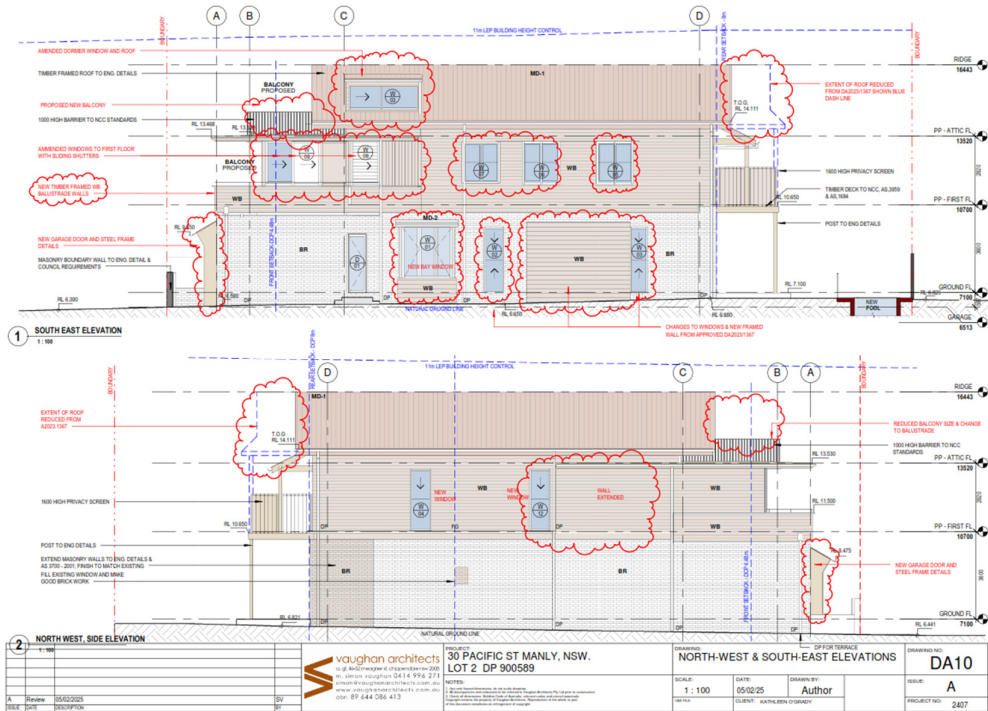
vaughan architects 10/44 Macquarie Street Sydney NSW 2000 t: 02 9439 4444 f: 02 9439 4444 e: info@vaughanarchitects.com.au www.vaughanarchitects.com.au			30 PACIFIC ST MANLY, NSW. LOT 2 DP 900589			PROPOSED FIRST FLOOR PLAN			DA07
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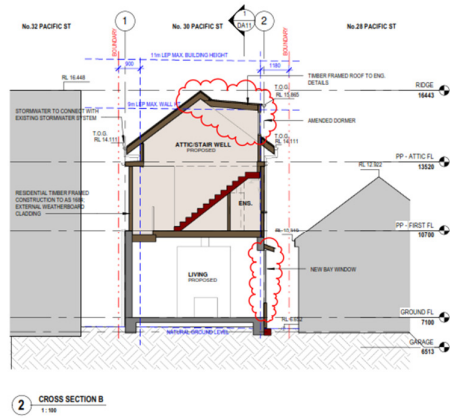
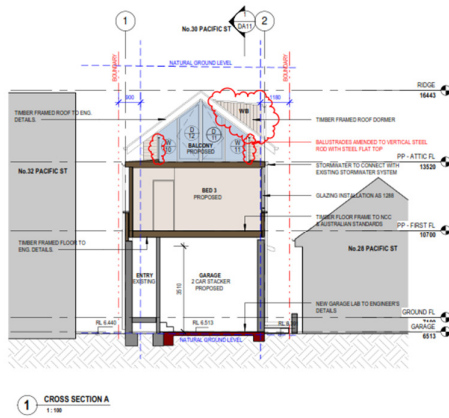


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30 PACIFIC ST MANLY, NSW. LOT 2 DP 900589		NOTES:		SCALE: 1:100		DATE: 05/02/25	
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DATE: 05/02/25		DESCRIPTION:		CLIENT: NATHAN BEN CORMACK		ISSUE: A	
						PROJECT NO: 2407	

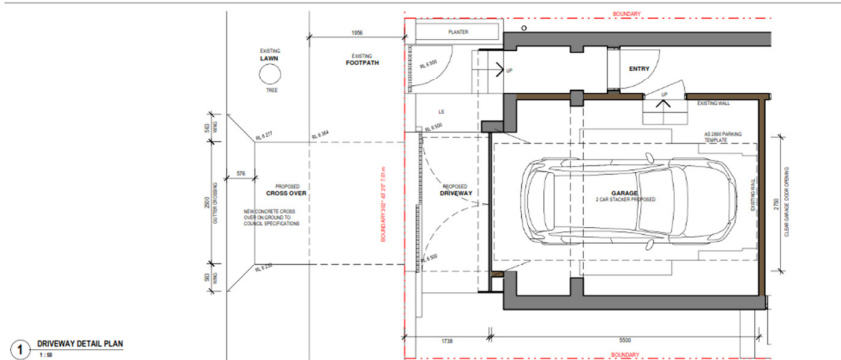
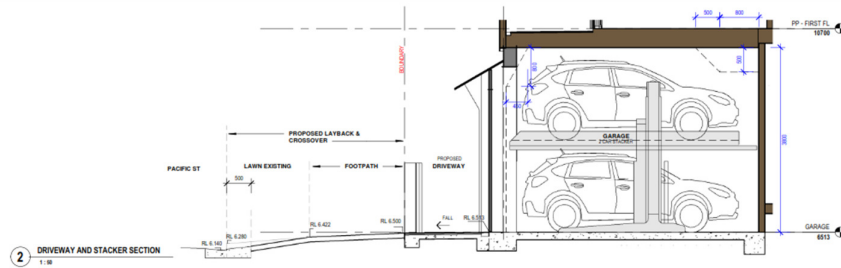


vaughan architects		30 PACIFIC ST MANLY, NSW. LOT 2 DP 900589		SOUTH-WEST, NORTH-EAST & STREETFRONT ELEVATIONS		DRAWING NO: DA09	
30 PACIFIC ST MANLY, NSW. LOT 2 DP 900589		NOTES:		SCALE: 1:100		DATE: 05/02/25	
A		Revised		DATE: 05/02/25		DRAWN BY: FF	
DATE: 05/02/25		DESCRIPTION:		CLIENT: NATHAN BEN CORMACK		ISSUE: A	
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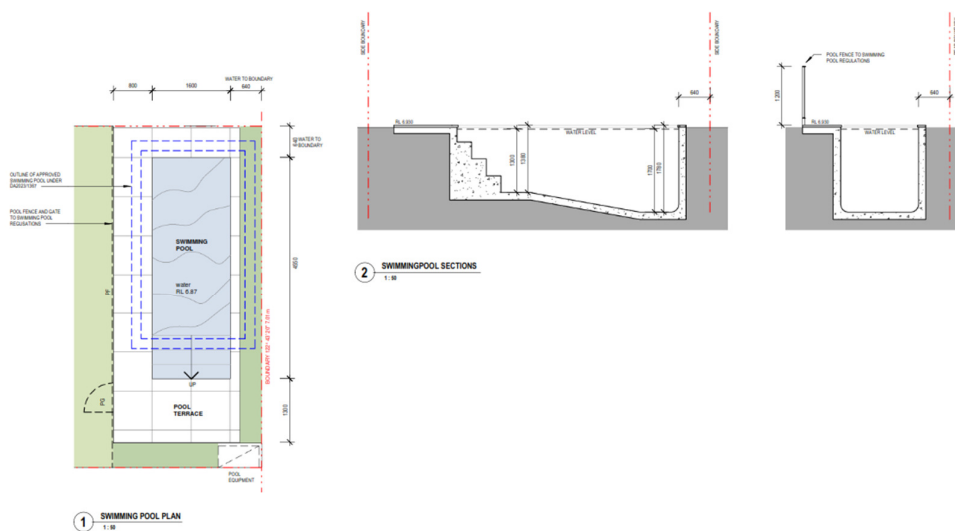




vaughan architects 30 PACIFIC ST MANLY, NSW. LOT 2 DP 900589			CROSS SECTIONS SCALE: 1:100 DATE: 05/02/25 DRAWN BY: FF CLIENT: KATHLEEN O'DRISCOLL			DRAWING NO: DA12 ISSUE: A PROJECT NO: 2407
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vaughan architects 30 PACIFIC ST MANLY, NSW. LOT 2 DP 900589			DRIVEWAY DETAIL PLAN SCALE: 1:50 DATE: 05/02/25 DRAWN BY: Author CLIENT: KATHLEEN O'DRISCOLL			DRAWING NO: DA13 ISSUE: A PROJECT NO: 2407
A DATE: 05/02/25 DESCRIPTION:	BY:	CHECK:				



			vaughan architects 11/11/2018 30 PACIFIC ST MANLY, NSW. LOT 2 DP 900589			SWIMMING POOL DETAILS			DRAWING NO: DA14	
			NOTES: 1. All dimensions are in millimetres unless otherwise stated. 2. All dimensions are to the centre line of the pool unless otherwise stated. 3. All dimensions are to the finished ground level unless otherwise stated. 4. All dimensions are to the finished pool level unless otherwise stated.			SCALE: 1:50	DATE: 05/10/25	DRAWN BY: Author	ISSUE:	PROJECT NO: 2407
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