

**DA176/2016: 2 WEST PROMENADE, MANLY**  
**PROPOSED SEC 4.55 MINIMAL ENVIRONMENTAL IMPACT MODIFICATION**  
**STATEMENT OF ENVIRONMENTAL EFFECTS**

This application includes the following proposed modifications.

***Ground Floor (refer plan A203-B)***

- A new shower is proposed adjacent to the residential entrance. This shower allows the residential occupants to wash prior to entering the foyer;
- An air-lock has been introduced to the club entrance to prevent disruption and inconvenience caused by excessive wind to patrons and the performance of the air-conditioning system; and
- The introduction of 2 gated entries on West Promenade to allow access to the Auckland Garage terraces areas directly from the street.

***Level 1 (refer plan A204-B)***

- Unit 107 bedroom 2 window aligned with lounge window to create a study nook.
- Façade straightened on south facing façade line.

***Level 2 (refer plan A205-B)***

- Unit 207 bedroom 2 window aligned with lounge window to create a study nook.
- Façade straightened on south facing façade line.

***Level 3 (refer plan A206-B)***

- Unit 307 bedroom 2 window aligned with lounge window to create a study nook.
- Façade straightened on south facing façade line.

***Level 4 (refer plan A207-B)***

- Unit 403 lounge room glazing extended outwards slightly to allow adequate circulation around the structural column. This also increases the balcony on unit 502 above.

***Level 5 (refer plan A208-B)***

- Unit 502 balcony increased slightly.
- Unit 504 entrance modified to create a vestibule.

We also attach the following plans A301-B, A302-B A303-B A304-B showing the main building elevations.

The above modifications are considered minor in nature with little or no impact to surrounding properties and as such do not see any reason the proposed changes cannot be approved by Council.