

Statement of Environmental Effects



Modification 4.55(1A) Application to :
Consent DA2019/0114 &
Mod2022/0073

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267-269 Condamine Street, Manly Vale

Prepared for Manly Vale Developments No3 Pty Ltd

GARTNERTROVATO
Architects Pty Ltd

ABN 51 673 668 317
ACN 115 186 206

Pittwater Place
Level 1
Suite 13
10 Park Street,
Mona Vale
NSW, 2103

PO Box 1122
Mona Vale
NSW, 1660

P +612 9979 4411
F +612 9979 4422
E gta@g-t.com.au

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Issue C

INTRODUCTION

This Statement of Environmental Effects is provided in support of an application to modify the development with minor modifications within the building and to the glazing of the retail area at ground level.

The original consent DA2019/0114 was granted by Northern Beaches Council on 3 July 2019, with a further Mod2022/0073 granted consent 11 May 2022.

This application is supported by amended drawings dated 30/11/21 as follows:

- DA-00 to DA-06, DA-08, DA-10, DA-13, DA-18 (Issue K)
- DA-07, DA-09, DA-12, DA-14 (Issue L)
- DA-16 (Issue J)
- DA-17 (Issue I)
- Updated BCA Report

The reason for submitting this s4.55 modification is entirely due to the strict requirements of the D&BP Act, and the ensuing DCD's that are required for ANY change whatsoever to the building, to be updated in consents and Construction Certificates. The application is purely related to BCA compliance matters as determined by the project consultants and certifier.

The proposed changes have no effect on any environmental impacts of the development as approved, nor does the application seek any change to the building footprint, height, envelope or contents in the number of apartments, retail and car spaces.

AMENDMENTS

This application seeks to amend the following aspects of the building as approved. The proposed modifications are addressed in terms of the plans and changes to the plans, with all changes clouded and labelled on plans.

DA-01 Site Plan

1. Skylight to lobby deleted.
2. Roof access hatch deleted.
3. Skylight to ensuite of apartment 27 deleted.
4. Roof access ladder with lockable cover added.

DA-02 Basement B2 plan

1. 1,670 mm clearance added in front of storage units for apartments 18, 20 & 21 to allow for accessible clearance to storage unit doors. Storage volume reduced for the above storage cages.
2. 1,670 mm clearance added in front of storage units for apartments 8, 13, 23 & 24 to allow for accessible clearance to storage unit doors. Storage volume reduced for the above storage cages.
3. Block wall added in front of drainage channel in stair 3.
4. Downpipes deleted from fire stairs 3 & 4.

DA-03 Basement B1 plan

1. 1,670 mm clearance added in front of storage units for apartments 15 & 16 to allow for accessible clearance to storage unit doors. Storage volume reduced for the above storage cages.
2. Downpipes deleted from fire stairs 3 & 4.

DA-04 Ground Floor Plan

1. Threshold increased in front of GF.D.03. Ramps adjusted accordingly.

2. Threshold increased in front of door GF.D.17.
3. Threshold increased in front of door GF.D.31. Ramps and wall layout adjusted accordingly.
4. Fire sprinkler pipe (fs) added to stair 3.
5. Fire door added to bottom of stair 1.
6. Retail doors swing outward. Bicycle spaces relocated to allow for accessible clearances to doorways.
7. Minor amendment to floor levels and adjusted location of egress doors within the glazed facade
8. Kitchen exhaust make-up air grilles added to soffit of retail awnings.

A-203 Level 1 plan

1. Fire doors added to stairs 1 & 2. Lobby layouts revised to allow for accessible clearances to doorways. Services relocated accordingly.
2. Layouts of apartment 5 & 6 revised to allow for lobby modifications as above. Internal areas of these apartments reduced.
3. Fire hydrants relocated within fire stairs.
4. Electrical / NBN cupboards relocated to allow for minimum 900 mm width.
5. 1,050 mm minimum clearance between internal walls added to silver level apartments 03 & 04 to allow for 1,000 mm clear between skirtings.
6. Egress from HWU platform to stair 1 lobby added. Ladder deleted. Unit 01 layout modified to allow for egress from platform, internal area reduced.
7. Mechanical risers on grids 4-C & 6-C changed to AFS wall system in lieu of Hebel.
8. Stair added adjacent to grid H.
9. Mechanical riser and louvre added at grid 03-H for pump-room supply air.
10. Egress stair from courtyard to stair 1 added. Fire door added in lieu of glazed door.

DA-05 Level 2 plan

1. Fire doors added to stairs 1 & 2. Lobby layouts revised to allow for accessible clearances to doorways. Services relocated accordingly.
2. Layouts of apartment 14 & 15 revised to allow for lobby modifications as above. Internal areas of these apartments reduced.
3. Fire hydrants relocated within fire stairs.
4. Electrical / NBN cupboards relocated to allow for minimum 900 mm width.
5. 1,050 mm minimum clearance between internal walls added to silver level apartments 12 & 13 to allow for 1,000 mm clear between skirtings.
6. Hebel façade walls with FRL -/90/90 added to apartment 09 adjacent to courtyard.
7. Mechanical risers on grids 4-C & 6-C changed to AFS wall system in lieu of Hebel.

DA-06 Level 3 plan

1. Fire doors added to stairs 1 & 2. Lobby layouts revised to allow for accessible clearances to doorways. Services relocated accordingly.
2. Layout of apartment 23 revised to allow for lobby modifications as above. Internal area of apartment reduced.

3. Fire hydrants relocated within fire stairs.
4. Electrical / NBN cupboards relocated to allow for minimum 900 mm width.
5. 1,050 mm minimum clearance between internal walls added to silver level apartments 21 & 22 to allow for 1,000 mm clear between skirtings.
6. Hebel walls façade walls with FRL -/90/90 added to apartment 18 adjacent to courtyard.
7. Mechanical risers on grids 4-C & 6-C changed to AFS wall system in lieu of Hebel.

DA-07 Level 4 plan

1. Fire doors added to stairs 1 & 2. Lobby layouts revised to allow for accessible clearances to doorways. Services relocated accordingly.
2. Layout of apartment 27 revised to allow for lobby modifications as above.
3. Fire hydrant relocated within fire stairs.
4. Electrical / NBN cupboard relocated to allow for minimum 900 mm width.
5. Mechanical risers on grids 4-C changed to AFS wall system in lieu of Hebel.
6. Access hatch to roof deleted. Ladder with lockable cover added to communal open space for roof access.
7. Mechanical ducts added to plan at grid 6-C.
8. AC plant relocated 800 mm south. Access gate relocated.
9. Lockable access gate added to top of stair 2.
10. AC refrigerant pipework shown on plan.
11. Skylight 02 relocated to be 3.0 m clear of egress path and communal open space.
12. West façade of apartment 26 relocated east to be 3.0 m clear of west boundary.

None of the modifications require any amendment to the conditions of consent.

The proposed modifications are minor in nature and is appropriate for consideration as a s4.55(1A).

CONSULTANT REPORTS

As there are no changes to the footprint, height or operation of the approved development, there are also no requirements to submit any revised consultant reports as listed below. Therefore, there are no reports for:

- Landscape Plan
- Stormwater Engineering
- Waste Management
- SEPP-65 Design Verification Statement
- Contamination Report
- Access Report
- Traffic Report
- Acoustic Report
- Geotechnical Report
- BASIX certificate
- Flood Report

CONCLUSION

The proposed modifications to the approved design will result in no change to the general scope of the building in terms of footprint, plans, envelope, facades/elevations, height or contents.

The proposed modifications are **extremely minor** in nature as they do not change the building composition, gross area, car parking numbers, external facades or any other part of the development. The changes involve internal and minor external works entirely contained within the footprint and envelope.

The changes are only due to updated legislations of the BCA and the new D&BP Act.

The proposed modification is therefore clearly in the category of a s4.55 (1A) application

The proposed modifications will have minimal if any environmental impact beyond the current consent. Accordingly, we submit that the s4.55(1A) application is appropriate for approval.

Yours sincerely,
GARTNER TROVATO ARCHITECTS



Sean Gartner B.Arch