

MODIFICATION-MINIMAL ENVIRONMENTAL IMPACT 4.55(1A)

This statement refers to the modifications of the consent for additions to St. Andrews Church Hall located at 54 Raglan Street, Manly, lot 1, on deposited plan D.P. 1134642 with a site area of 891.8 square metres.

It is proposed to add a new larger window (W6) in bed 1, a new skylight over the kitchen, glass to be included in the wall between living and bed 1, and mechanical ventilation in the bath/laundry in accordance with AS1680 to meet light and ventilation requirements. Window 3 is to be glass block instead of awning. The entry door is to be raised to the level of bed 2 and new entry stairs made to meet the requirements of the BCA. Fire extinguishers and smoke alarms have been added. Basix requirements have been included on the plans. Notes have been added for construction certificate requirements.

There is no effect to Council's controls. The modifications are a result of light and ventilation requirements and BCA requirements.

The proposed modification does not alter the original proposal. It is considered to have no environmental impact, therefore, lodged as a modification with minimal environmental impact (1A).

The documentation that has been changed is the plans.

It is requested that Council consider this minor variation because there is no effect to the controls and modifications are due to light and ventilation requirements and BCA requirements.

By: Duffy Regan Design