

**Revised Statement of Environmental Effects 6 Lagoon Street Narrabeen 2101
(formerly 1320 Pittwater Road).**

DA 2016/850

Section 96 (1A)

This statement of environmental effects outlines the minor changes to the proposed development which have minimal environmental impact.

The existing building fronting Pittwater Road

1. Unit 1 – the proposed study will not be built on the balcony of unit 1. It will remain as a balcony.

Reason: additional floor space for the unit was not deemed as necessary.

Environmental impact – nil

2. The proposed small balcony fronting units 1 and 3 will not be built and the existing building will remain in its current form facing Pittwater Road, retaining the current streetscape.

Reason: Noise and pollution from Pittwater Road would negatively affect the balconies.

Environmental impact – nil as existing structure is being retained.

3. Unit 2 - the balcony will be slightly reduced in size.

Reason: to provide a small balcony area for unit 3. The overall balcony floor space will not change.

Environmental impact – nil as proposed floor space is not changing.

4. Shop 3 - reduction of the proposed size of the rear of the shop due to the retention of the fire stairs.

Reason: to provide fire safety access to existing fire stairs

Environmental impact – nil as the existing fire access is being retained and the proposed shop size has been reduced.

5. Shop 2 – the existing rear exit retained.

Reason: to provide a secondary fire exit and ventilation.

Environmental impact – nil as existing exit is being retained.

Summary

The proposed changes outlined above will have no environmental impact. Essentially the building will be retained in its current form resulting in no change to the existing building envelope.