

# Modifications 58 Lagoon Street Narrabeen

October 12<sup>th</sup> 2021

DA 2018 / 1264

The draftsperson had told me that windows could be moved somewhat and change size smaller without modification , however on checking with a certifier they wouldn't allow and on speaking to Council they were non comital and said some may be allowed without DA.

Therefore I am applying for some minor changes to windows.

I know the neighbor to the north has raised previous concerns regarding privacy when the DA was first done.

His house is about a metre from the boundary. Currently I have palms on my side.

I have spoken since the original DA and am happy to put up screens on the fence line if required for both parties privacy at my cost if a concern.

The changes on this northern boundary involve reduction of window sizes which reduce any impact and minor movements.

Low resolution plans have been uploaded. High resolution can be provided also but seem to have problems with upload.

## Ground floor

- 1) East facing ground floor small window W14 is to be deleted as per plan.
- 2) East facing lower floor doors are to be moved slightly to the south and remain same size.. This balances W14 deletion. The doors cause no privacy issues for neighbours. The movement causes no difference to neighbours.
- 3) North side ground floor. Window W13 in east end of north side to be moved 715 mm towards west as per plan and slightly smaller. This will have no effect on neighbor. Glass is not clear glass.
- 4) Ground floor delete door W7 south facing . This faces inwards will not effect cross ventilation and will improve insulation / thermal.
- 5) North Elevation. Delete steps to door W10. Move W10 door 390 mm to west. Have path height to allow access per plan. This will have no effect on neighbours compared to steps. As it preforms same function.
- 6) Window W11 is wider. However it faces a brick wall of the neighbor and crates no privacy issue.
- 7) Window W9 reduce height by raising lower border for privacy. Smaller windows increase privacy for neighbours and thus no effect / beneficial effect.
- 8) Outdoor bath / shower as per plan. Sliding door to create privacy from northern neighbor when used. No effect on neighbor . Windows above balustrade on west facing lower deck – north west corner as per plan. To shut out western and southern weather and still be able to use outdoor area open to the north which is protected.

## Upper floor

- 9) South west corner of upper bedroom W1 delete south facing door . W1 was already replaced by window in same area. This will have no effect on neighbours as they face internal / towards the existing house
- 10) The first floor east facing window W5 is for a bathroom. It is frosted / translucent glass for privacy in the bathroom and has no effect on privacy for neighbours. Upper window W5 is to be moved to the south and slightly smaller as per the plan. This will have no effect on neighbours as the window is not plain glass and the movement will have zero effect.
- 11) Pitch of the roof was increased in a previous Mod. This provides sufficient ceiling height to raise floor of upper level ( which increases ceiling height of ground level ). Raise upper level floor by 170mm to RL 6.15
- 12) To maintain window heights above floor level. Increase lower border height of window W3 in upper bedroom to maintain 1500mm height and increase border height of window W2 facing west to lake to maintain same height above floor level. Small movement and increase lower border height of W4 north facing window by same and to correspond with W5 as per plan. This window not clear glass. This is to maintain window heights above floor level. This makes NO difference to neighbours , if anything reduces privacy issues and thermal issues. Cross ventilation is maintained.

Windows W15 W16 W17 approved in Mod 2021 may not fit between box gutter and roof. They are inward facing effecting to neighbours. Adjustment is a decrease in height size to fit the design of the box gutter and roof truss and increase width facing the roof of this dwelling. This would have zero or a beneficial effect with regard to any privacy. It is difficult to advise exact sizing due to engineering calculations and timber shortages effecting truss size availability. However any size change will be decrease of an internally facing window that looks back onto the existing roof of the subject property.

I believe none of these changes will have any effects on neighbours as the windows are either not see through , not visible or are smaller and minimal movement.

Please see separate word doc for lower kitchen.

Regards Dr Justin Sinfield