

Modifications to Consent (formerly Section 96) Statement of Change

PROPOSED ALTERATIONS AND ADDITIONS

58 LAGOON STREET, NARRABEEN

19 DECEMBER, 2018

FOR

Mr Justin SINFIELD

Proposed Development: Alterations and Additions to existing dwelling house

Land (Address): Lot 72, DP 841873, 58 Lagoon Street, Narrabeen.

Application Number: DA2018/1264

Applicant Name and Address: Justin SINFIELD, 58 Lagoon Street, Narrabeen.

DETERMINATION APPROVED on (Date): 16 November, 2018.

• **THE REVISED PROPOSAL**

1. Modifications to proposed roof. Roof pitch altered from 2 deg. to 15 deg. pitch. Roofing material alters from "Klip-lok" to "Custom-orb" profile and colour remains as per original DA approval.
2. Internal change to Proposed Ground floor layout. Motorbike Garage expanded, Powder room relocated into Laundry / Storage room area.
3. Enclosed shower and W.C. added to Ground floor – West Elevation Timber Deck.

• **DOCUMENTATION PROVIDED**

The following documentation is provided to be incorporated in the Modification to Consent application;

Revised drawing N2B – Schedules & Basix Notes

Revised drawing A1A – Roof Plan

Revised drawing A3B – Proposed Ground Floor Plan

Revised drawing A4B – East & West Elevations

Revised drawing A5B – North & South Elevations

Revised drawing A6B – Sections

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- **DOCUMENT EXCLUSIONS**

All other DA approved drawings and reports not listed on this document, as they display no modifications from the original consent.

- **CONCLUSION**

The revised proposal at 58 Lagoon Street, Narrabeen incorporates a change to the roof pitch of the proposed addition, from 2 deg. approved in the current DA to 15 deg. pitch. The proposal will remain aesthetically pleasing when viewed from a public place and continue to improve the functionality of the site.

The proposed modifications will not have any additional adverse impact on neighbouring residences in regard to overshadowing, loss of privacy or to the natural environment.

The increase in ridge height due to the change in roof pitch equates to a maximum 1042mm at the highest point of the upper ridge. The proposed roof ridge level will continue to remain below the roof ridge level of the existing residence and below Council's 8.5m maximum building height.

The proposed modifications remain consistent with the aims and objectives of the Warringah LEP 2011 and the Warringah DCP 2011 and subsequent amendments.

Accordingly, it is requested that this Modification to Consent application be favourably determined by Council at the earliest opportunity.

