

Modification to MOD 2019 / 0567

58 Lagoon Street Narrabeen

Applicant and owner Dr Justin Sinfield

- 1) Approved lower toilet shower in southwest corner move to north west corner of lower rumpus area. Internal position change.
- 2) Wet bar / kitchenette in place of where above approved bathroom is to serve outside entertaining deck.
- 3) Windows in south facing area of approved upper addition main bedroom

- 1) Approved ground floor toilet shower in southwest corner move to north west corner of lower rumpus area. Marked "1" on plan

This is an internal shift of an already approved shower / toilet. This is a only a minor layout shift of an already approved item that will have no effect on neighbours. The shift is proposed to keep the existing open space at the rear of the house facing the lake rather than close it in after the approval of the attached deck (DA 2020 / 0358)

- 2) Wet bar / kitchenette Ground floor in South West ground floor to serve outside entertaining deck. Marked "2" on plan

The initial proposal for a deck was to be detached in the rear of the yard. When an application was made , it was suggested by planning officers to have the deck attached to the house for better chance of approval. Approval for the deck was granted attached to the house in DA 2020 / 0358. As such it makes it a more of a connected indoor outdoor entertaining area downstairs (and a more functional outcome from the recommendation) It is proposed to move the toilet shower from the proposed area now that the attached deck has been approved and instead propose a wetbar / kitchenette as part of the indoor outdoor entertaining area.

Ground floor south west corner . It would be in place of approved shower / toilet to be moved as per point 1 . It faces west towards the lake. . It has no effect or outlook on neighbours. It is already an existing area with open outlook and within the footprint of the

existing house . To the south is a 2 storey hedge of trees that give complete privacy to neighbours.

3) Windows in south facing area of approved upper addition

In the justification for increasing the pitch of the roof in MOD 2019 / 0567 it was talked about at length of windows below the south facing roof line as energy efficiency of cross ventilation and lighting . As such in written form the windows have been justified and were in fact a reason to justify the pitch of the roof on energy efficiency reasons.

However they have not been properly shown on the plans due to them being hidden from all elevations – north , south , west and east

The windows face south towards the existing rood and are thus essentially internally facing windows as the roof of the existing building is higher. The windows face south onto the roof effecting no neighbours.

The windows will be high under the eave on the south side and protected from solar heat.

It is proposed that none of these will have any effect at all on neighbours and should be able to be approved without need to advertise.

If it is deemed that advertising and input is deemed, I will consider removing or amending the submission to increase the still conservative pitch of the roof up to its maximum allowable height as part of the application as the still conservative increase in pitch from about 4% to 15% has yielded only a small space for the south facing windows after the box gutter and roof support was taken into account.

Applicant Justin Sinfield