

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. --- REMAIN WHERE IT IS
- 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
- 4) Extend approved bifold doors ground floor south west corner after toilet position changed

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

REMAIN WHERE IT IS APPROVED

- 2) Wet bar / kitchenette Ground floor in South West ground floor to serve outside entertaining deck. Marked 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 have a wetbar / kitchenette as part of the indoor outdoor entertaining area.

Ground floor in RUMPUS area . 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.

4) Extend approved bifold doors ground floor south west corner after toilet position changed

Currently this is an existing area and is totally open with glass balustrades spanning the entire width of the opening. This DA has approval for bifold doors. Approval is sought to extend the approved bifold doors to the same as the existing glass balustrades.

Under a separate DA there is approval for a toilet / shower. In a separate MOD this toilet /shower is being proposed to move further back in the house. As such approval is being sought to extend the approved bifold doors in an area that already exists as an opening. As such the proposition has no effect on neighbours and is already an opening in the house. As such the extension of the approved bifold door in the south west ground floor corner is creating no effect on neighbours. This area faces the west / lake. It has a tall hedge of Lily Pilli on the southern fence creating privacy between neighbours to the south and Large Golden canes creating privacy with the Eastern neighbours.

The plan shows the proposed shifts of toilet / shower (labelled 1) and proposed wet bar (labeled 2) BUT are not part of this modification . This mod is to extend the approved bifold doors in the exiting opening. (Labelled 3)

The look of the premises will be improved by having full length doors as opposed to having large doors and a small weatherboard enclosure with window for toilet. Appearance of doors will be same as already approved just slightly longer.