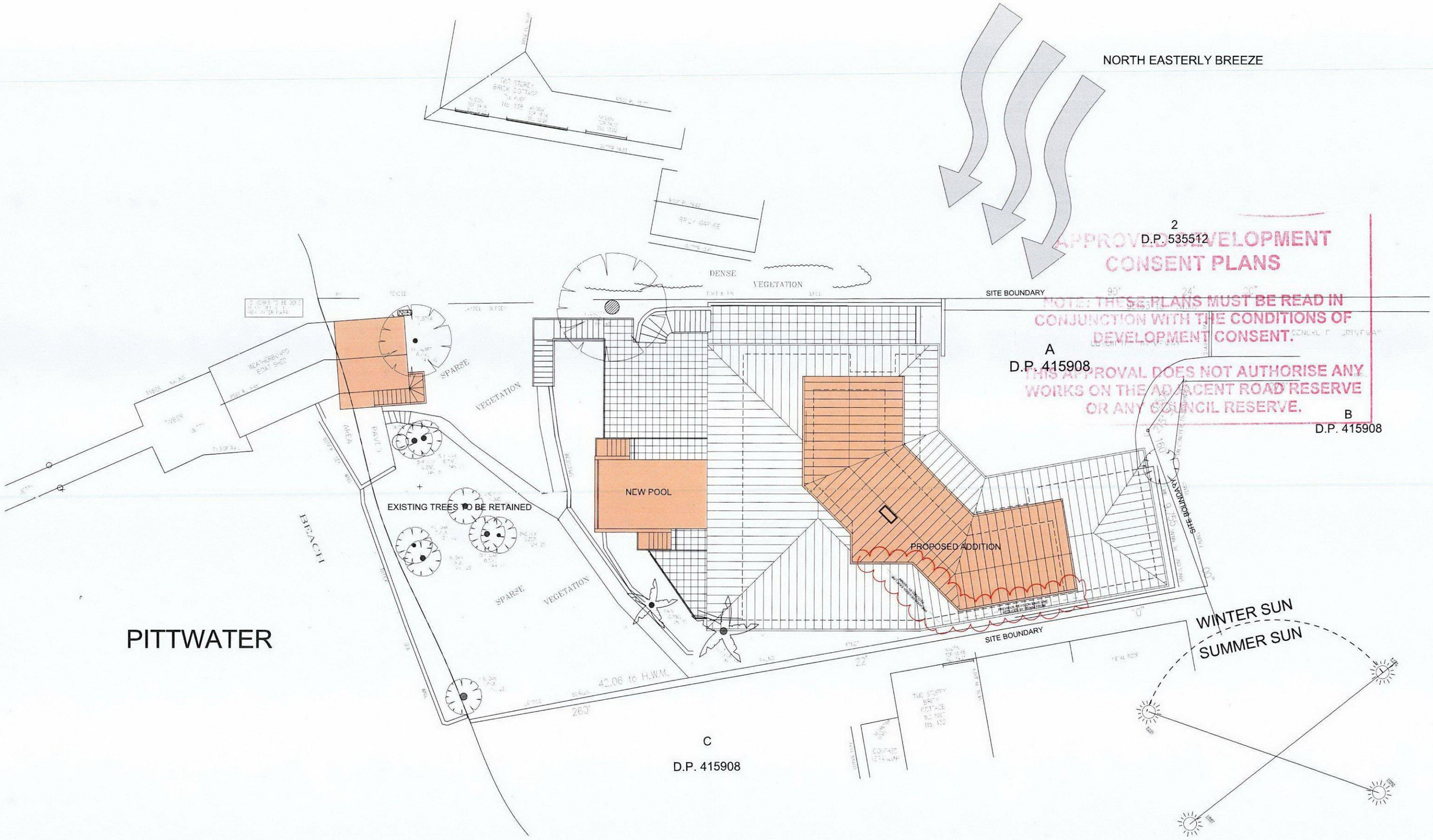

APPROVED DEVELOPMENT CONSENT PLANS

NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.

THIS APPROVAL DOES NOT AUTHORISE ANY WORKS ON THE ADJACENT ROAD RESERVE OR ANY COUNCIL RESERVE.

LEECH HARMON ARCHITECTS

NOMINATED ARCHITECT: DENIS LEECH REG NO. 3980
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No.	Description	Date
-	DA ISSUE	04.05.16
1	FOR INFORMATION	10.08.16

Alterations and Additions

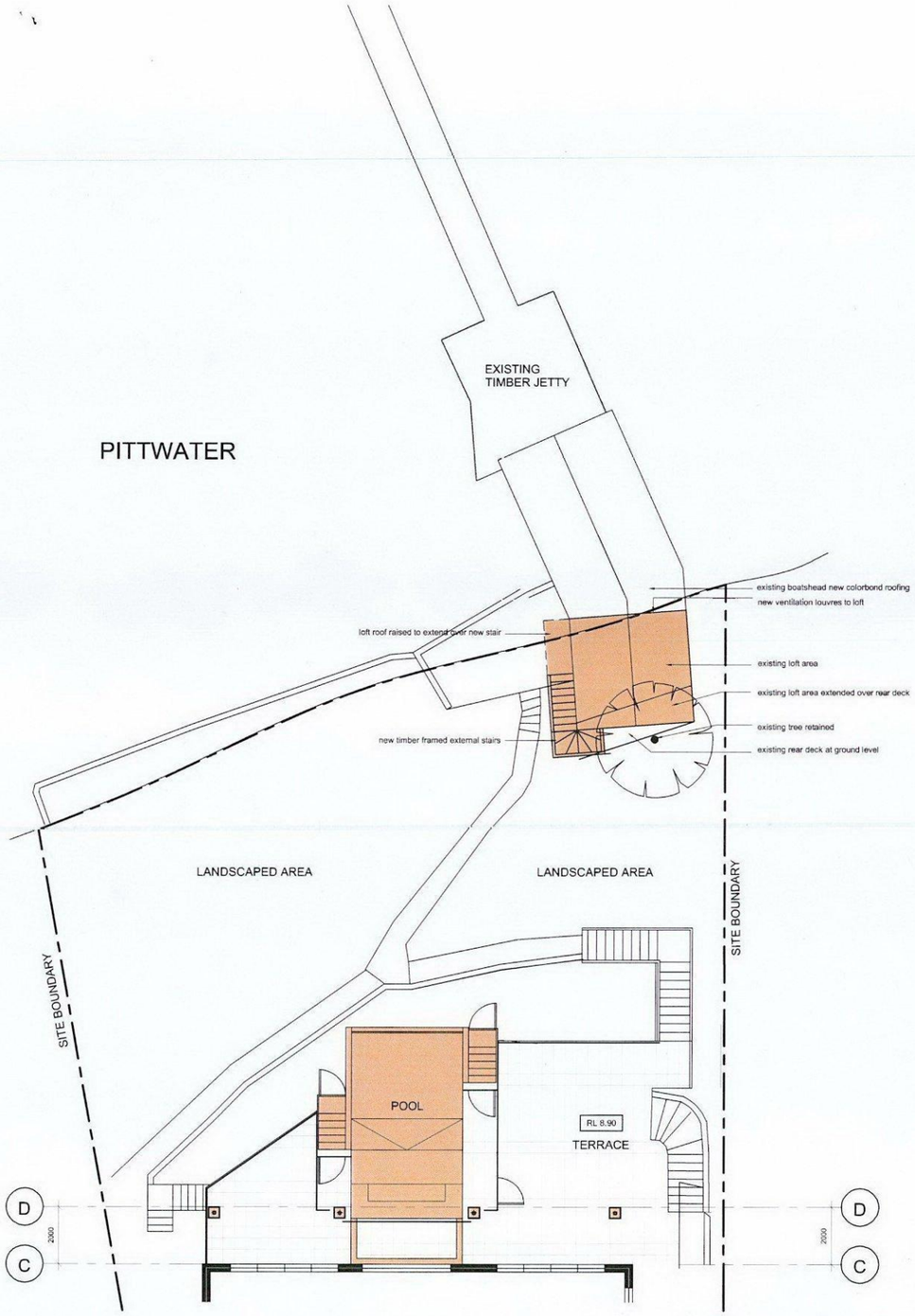
136 Crescent Rd, Newport

Client
Mr and Mrs Hannan

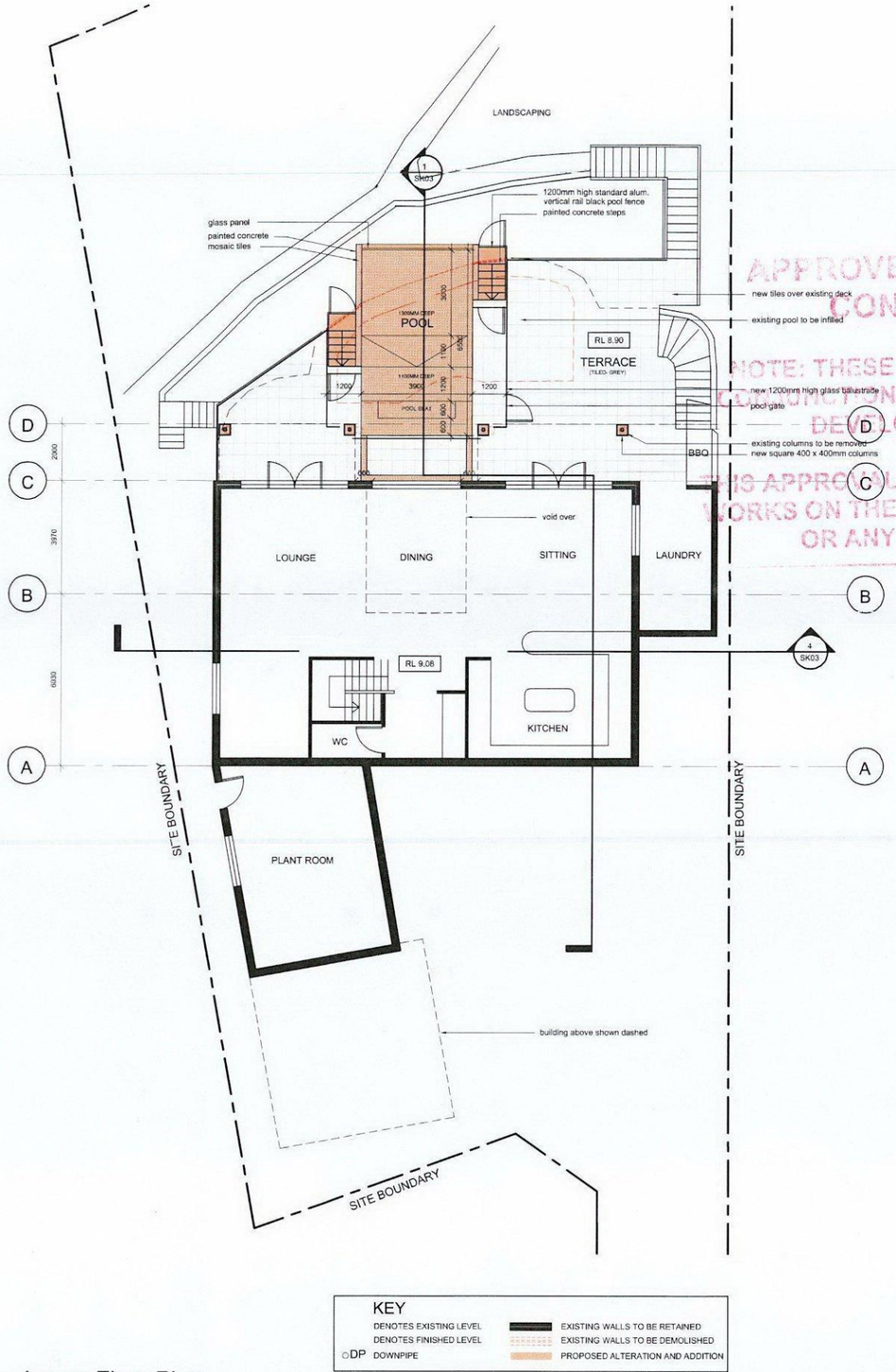
SITE ANALYSIS PLAN

Name	Rev No.
SA01	1
Current Issue Date: 10 Aug, 2016	Scale: 1:100 @ A1, 1:200 @ A3

Document Set ID: 5479001
Version: 1, Version Date: 10/08/2016



1 Boatshed Plan



2 Lower Floor Plan

KEY

	DENOTES EXISTING LEVEL	EXISTING WALLS TO BE RETAINED
	DENOTES FINISHED LEVEL	EXISTING WALLS TO BE DEMOLISHED
○DP	DOWNPIPE	PROPOSED ALTERATION AND ADDITION

APPROVED DEVELOPMENT CONSENT PLANS

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Refer to BASIX Certificate A248023, Date of Issue: Thursday 28 April 2016

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 4000 litres on the lot. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 208 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 175 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓

Construction	Additional insulation required (R-value)	Other specifications
floor above existing dwelling or building	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorptance > 0.70)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, veranda, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the s.l.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully down or closed.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	N	2	1.8	2.7	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single tinted, (or U-value: 7.57, SHGC: 0.57)
W2	N	3	1.8	2.7	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single tinted, (or U-value: 7.57, SHGC: 0.57)
W3	E	2.2	2.4	2.65	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	E	1.7	0	0	eave/verandah/pergola/balcony	standard aluminium, single clear, (or

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
					>=900 mm	U-value: 7.63, SHGC: 0.75)
W5	W	2.3	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single tinted, (or U-value: 7.57, SHGC: 0.57)
W6	N	5.25	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	E	4.34	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	NE	1.19	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	NE	1.6	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W10	NE	4.3	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W11	N	8.3	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W12	E	1.7	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single tinted, (or U-value: 7.57, SHGC: 0.57)
W13	W	0.3	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below.	✓	✓	✓
The following requirements must also be satisfied in relation to each skylight.		✓	✓
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in		✓	✓

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

the table below.

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
SK01	0.5	no shading	aluminium, anodised plastic single clear, (or U-value: 6.21, SHGC: 0.808)

LEECH HARMON ARCHITECTS

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No.	Description	Date
-	DA ISSUE	04.05.16

Project Details

Alterations and Additions

136 Crescent Rd, Newport

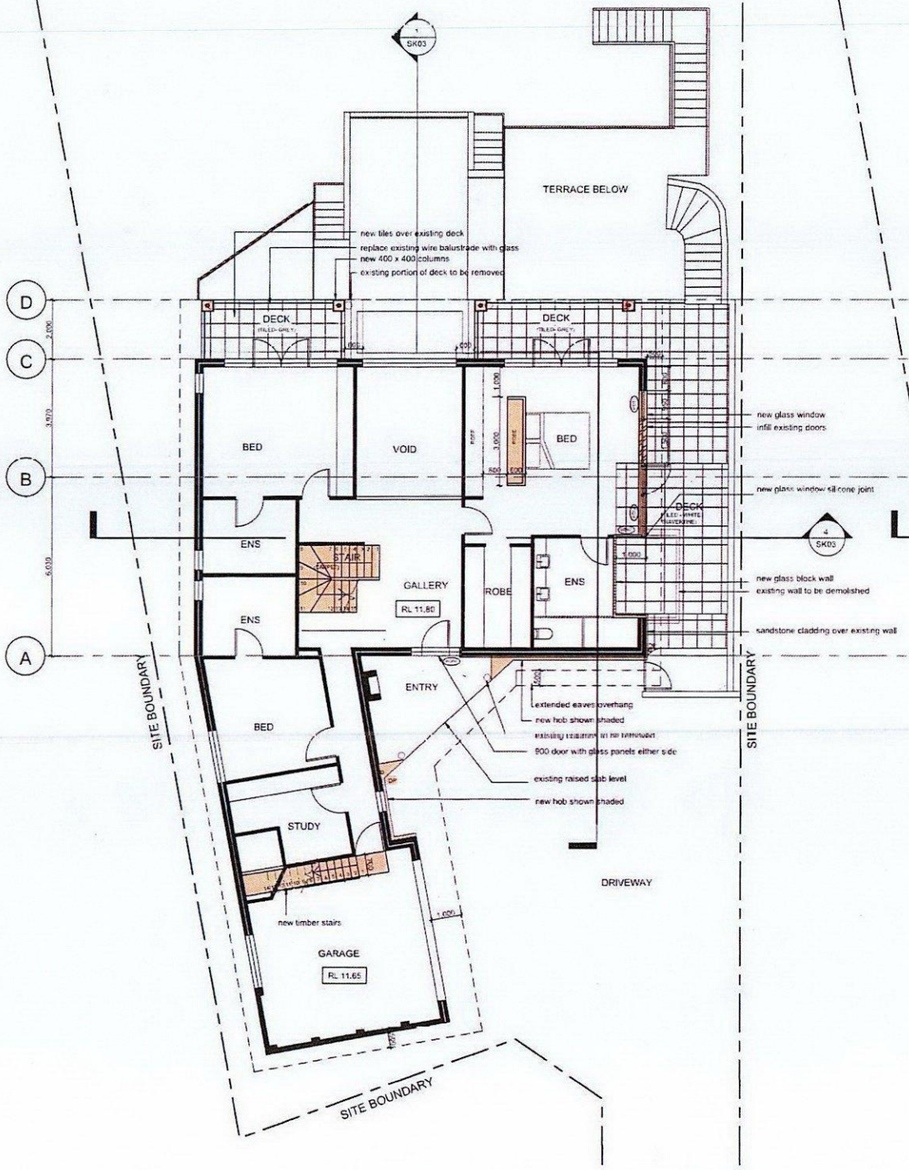
Client

Mr and Mrs Hannan

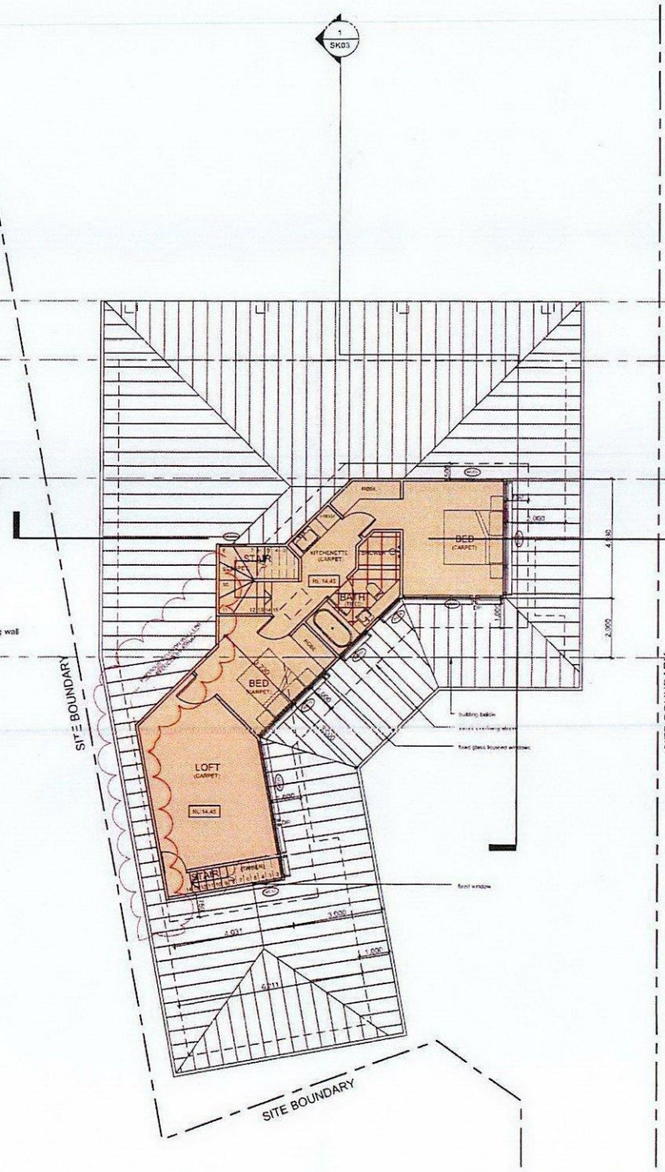
Floor Plans

Name	Rev No.
SK01	-
Current Issue Date: 4 May, 2016	Scale: 1:100 @ A1, 1:200 @ A3

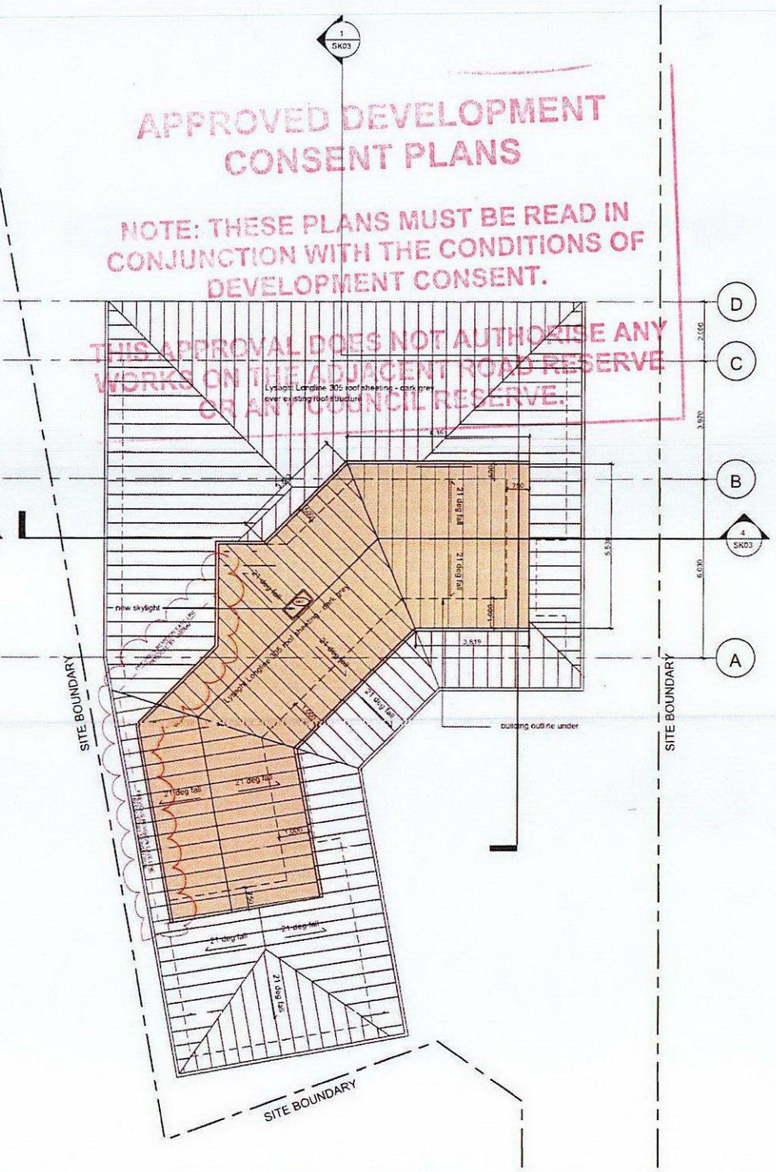
Document Set ID: 5403390
Version: 1, Version Date: 05/05/2016



1 Ground Floor Plan



2 Upper Floor Plan



3 Roof Plan

APPROVED DEVELOPMENT CONSENT PLANS

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KEY

- DENOTES EXISTING LEVEL
- DENOTES FINISHED LEVEL
- DP DOWNPIPE
- EXISTING WALLS TO BE RETAINED
- EXISTING WALLS TO BE DEMOLISHED
- PROPOSED ALTERATION AND ADDITION

LEECH HARMON ARCHITECTS

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No.	Description	Date
-	DA ISSUE	04.05.16
1	FOR INFORMATION	02.08.16

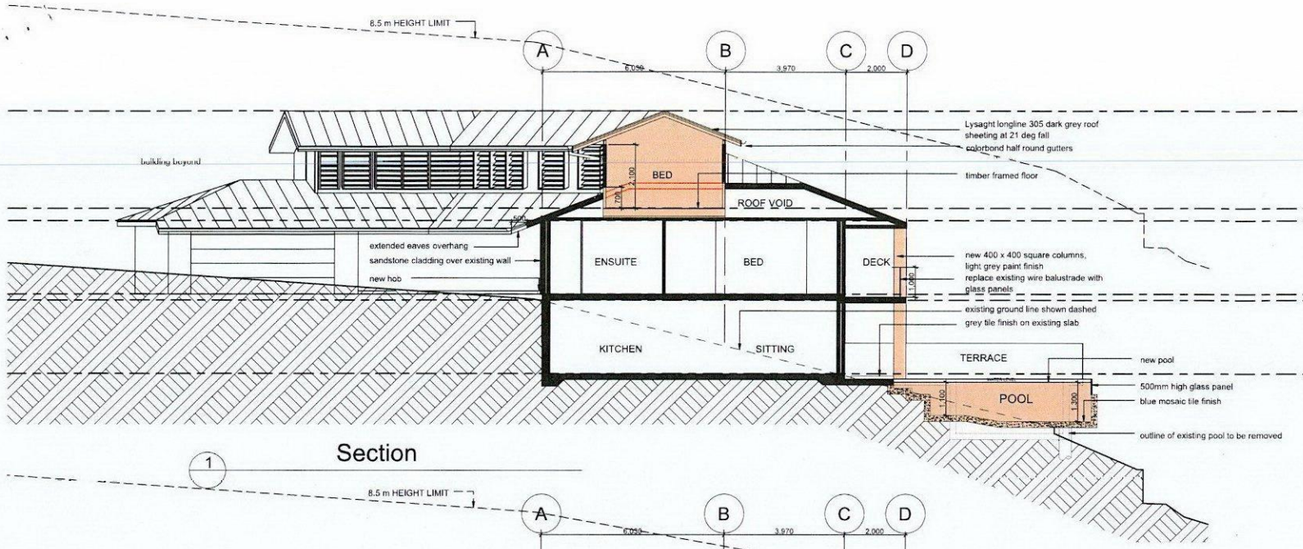
Alterations and Additions
136 Crescent Rd, Newport

Client
Mr and Mrs Hannan

FLOOR PLANS

Name	Rev No.
SK02	1
Current Issue Date: 8 Aug, 2016	Scale: 1:100 @ A1, 1:200 @ A3

Document Set ID: 5475826
Version: 1, Version Date: 05/08/2016



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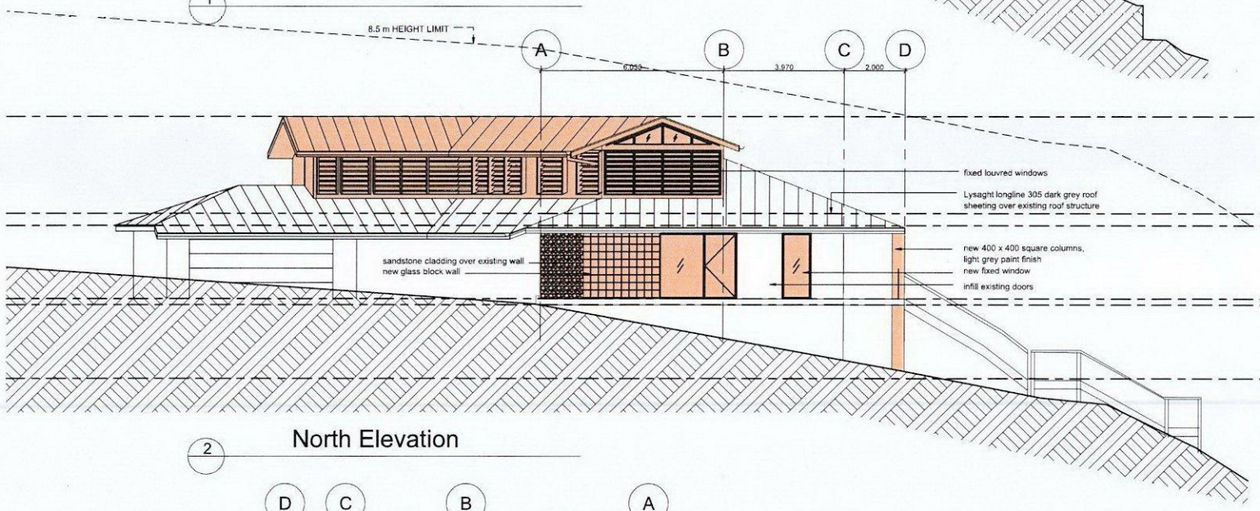
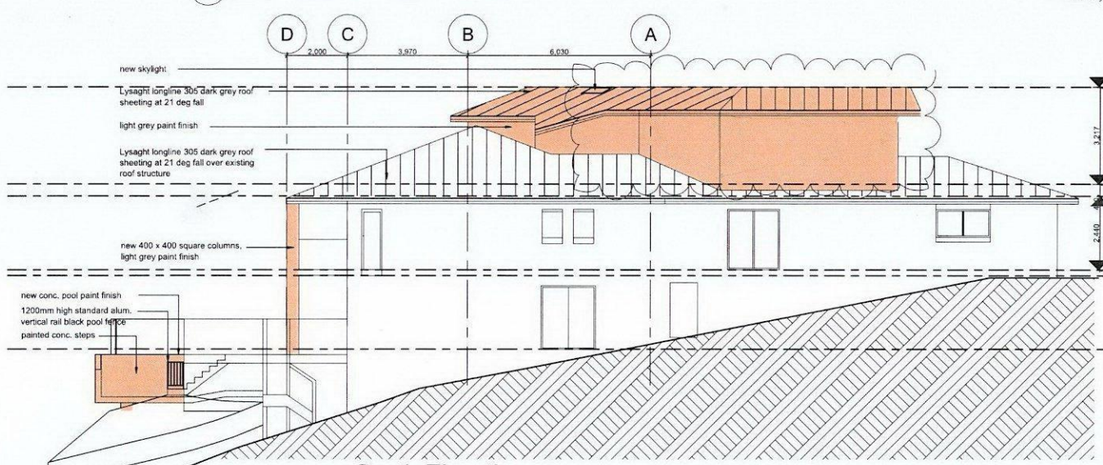
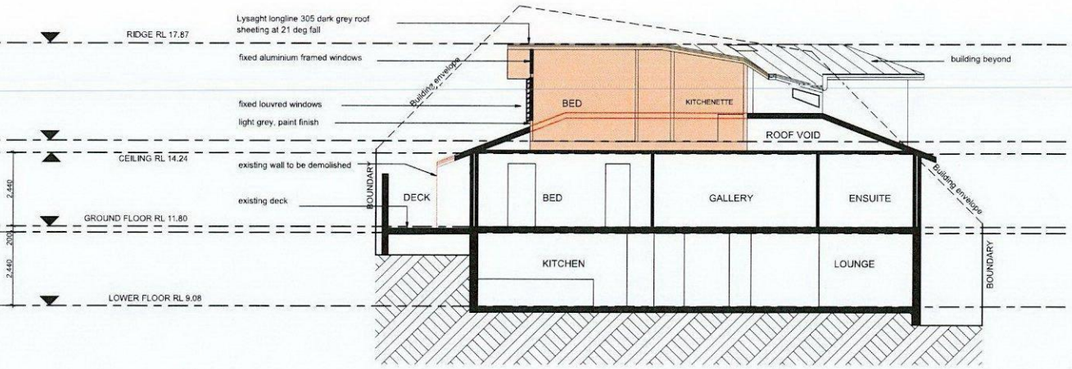


2 North Elevation



3 South Elevation



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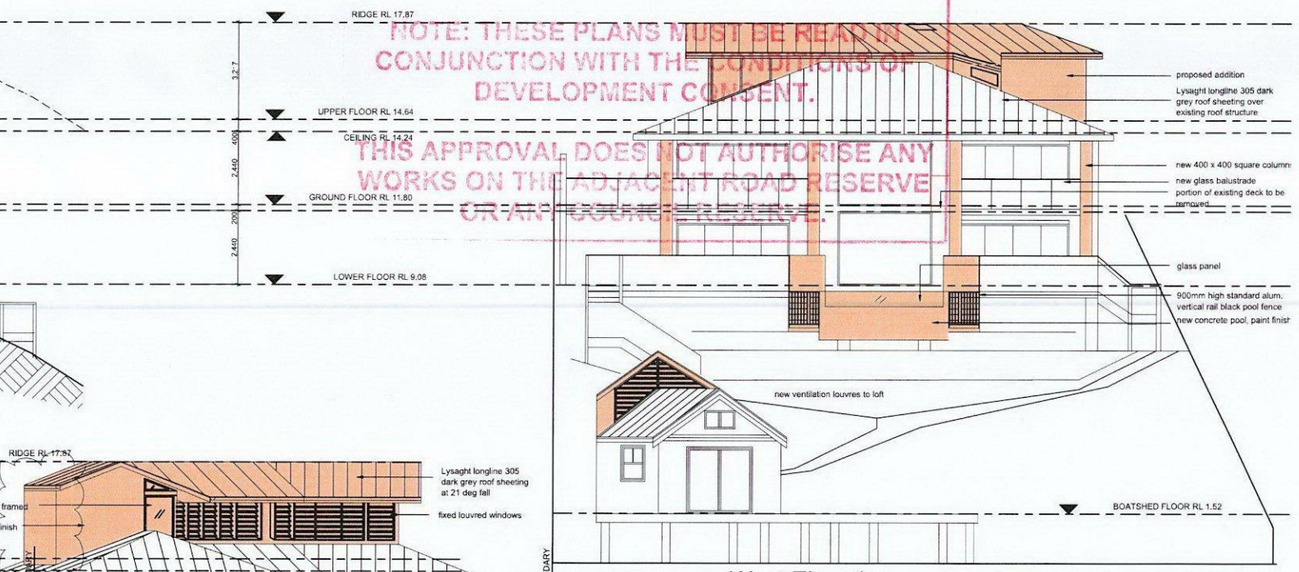

APPROVED DEVELOPMENT CONSENT PLANS

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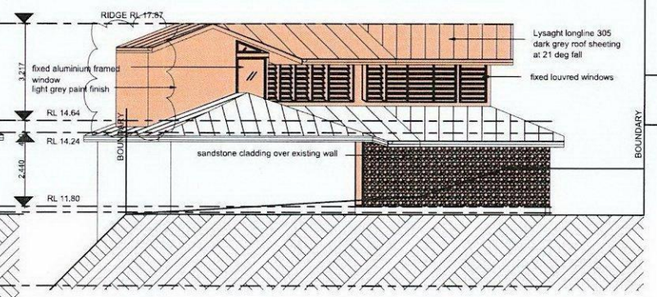
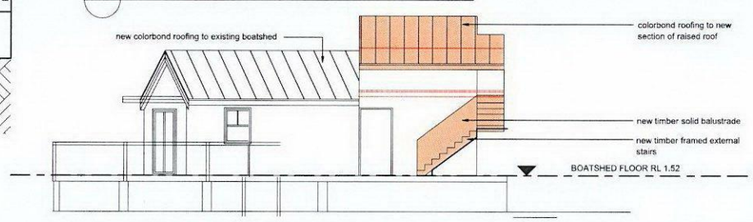
6 West Elevation



5 East Elevation



7 South Elevation- Boatshed

KEY

- DENOTES EXISTING LEVEL
- DENOTES FINISHED LEVEL
- DP DOWNPIPE
- EXISTING WALLS TO BE RETAINED
- EXISTING WALLS TO BE DEMOLISHED
- PROPOSED ALTERATION AND ADDITION

LEECH HARMON ARCHITECTS

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No.	Description	Date
-	DA ISSUE	04.05.16
A	FOR INFORMATION	10.08.16

Alterations and Additions

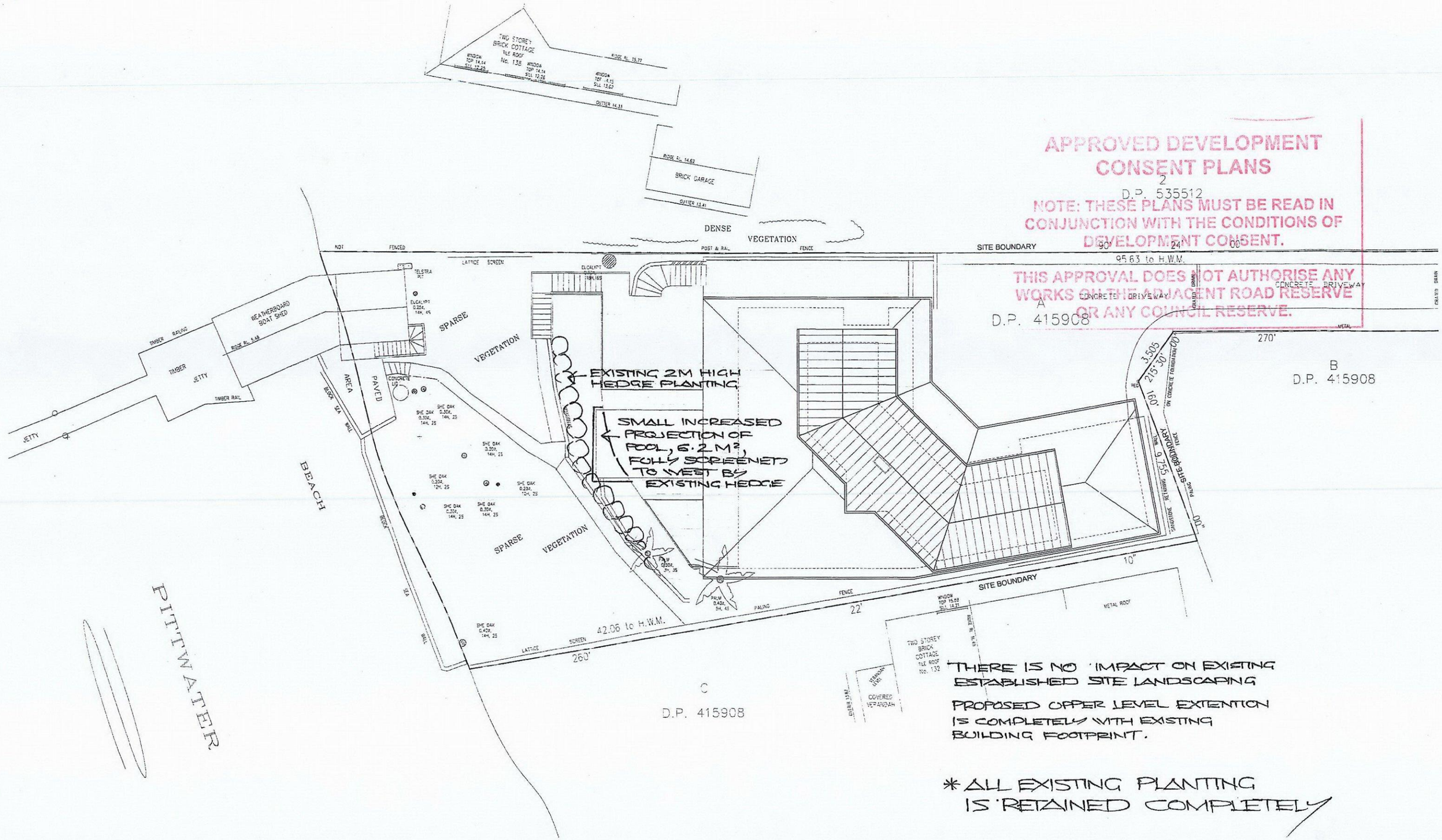
136 Crescent Rd, Newport

Client
Mr and Mrs Hannan

SECTIONS / ELEVATIONS

Name: SK03
Rev No.: A
Current Issue Date: 10 Aug, 2016
Scale: 1:100 @ A1, 1:200 @ A3

Document Set ID: 5479005
Version: 1, Version Date: 10/08/2016



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No.	Description	Date
-	PRELIMINARY ISSUE FOR REVIEW	27 04 16

Alterations and Additions
136 Crescent Rd, Newport

Client
Mr and Mrs Hannan

Landscape Concept Plan

Name: LC-01
Rev No.: -
Current Issue Date: 27 April, 2016
Scale: 1:100 @ A1, 1:200 @ A3