

4 August 2016

The General Manager
Northern Beaches Council
PO Box 882,
MONA VALE NSW 1660

Attn. Mr H Halliwell



Dear Sir,

DEVELOPMENT APPLICATION N0172/16
Lot A, DP 415908 No. 136 Crescent Road NEWPORT

1. INTRODUCTION

We refer to your letter of the Council Development Unit deferral its consideration of the subject matter on the 28th July to enable a consideration of elevational shadow diagrams as they relate to the adjacent dwelling at 132 Crescent Road and a consideration of the possibility of modifying the 'loft' details to retain solar access to that dwelling.

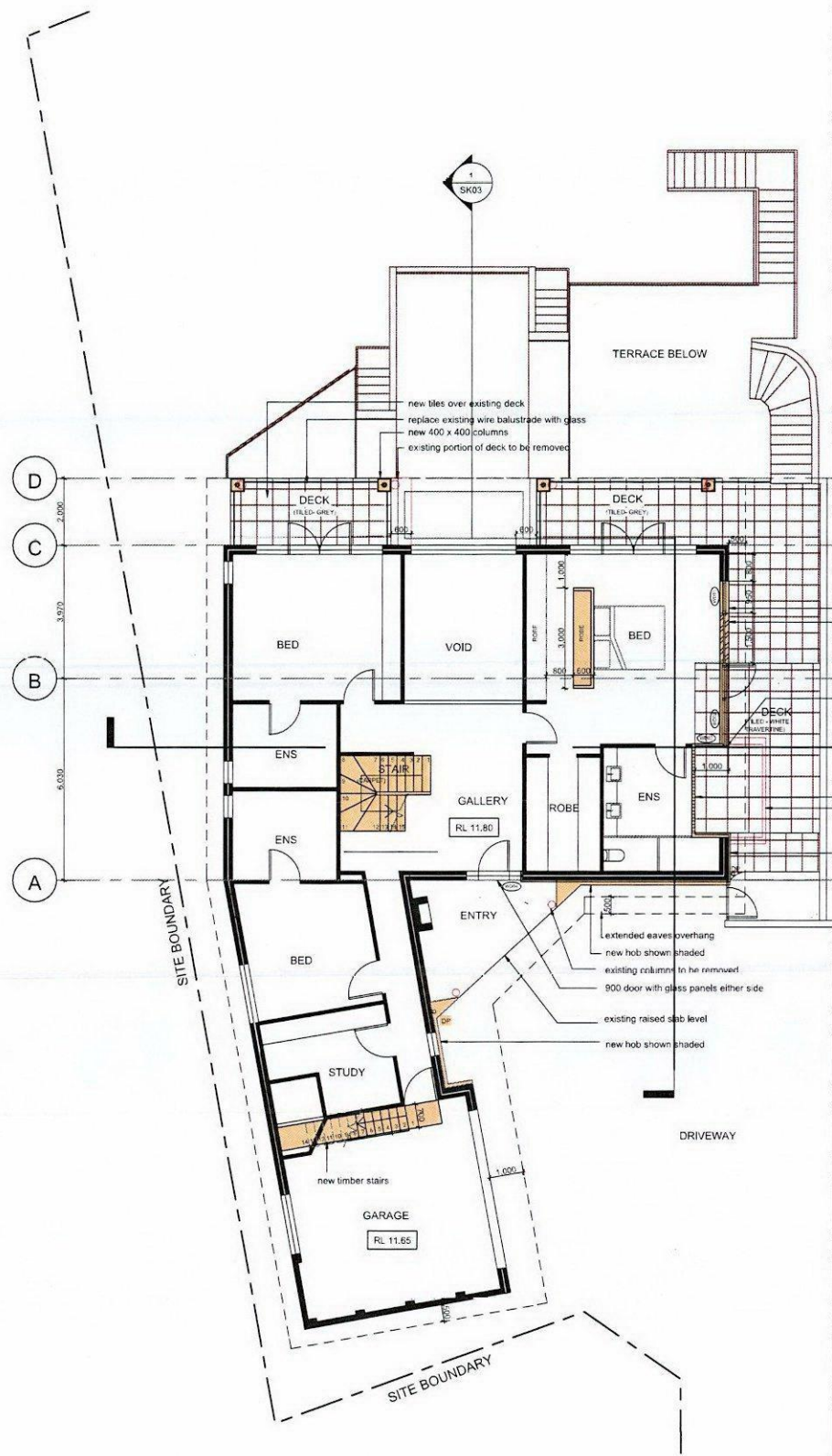
2. DETAIL OF THE CHANGES

We annex revised drawing SK01 Revision 1 dated 8th August 2016 and shadow details dated 8th August 2016 reflecting those changes to the loft detail. The edge of the loft roof detail is now to be setback from the ground floor alignment and the width of the loft reduced from 4.3m to 4.031m. The outcome is that the northern elevation living room window to 132 Crescent Road retains sunlight access to more than 50% of its surface area between 12.00 noon and 3.00pm in mid-winter and although diminished, retains direct sunlight in the am period in mid-winter. It is evident from the sunlight indicators that the western elevation of 132 Crescent Road will retain direct sunlight access to its western elevation (its principle aspect) from 1.00pm in mid-winter. Accordingly, the revisions to the loft detail result in the outcome to 132 remaining consistent with the Council policy.

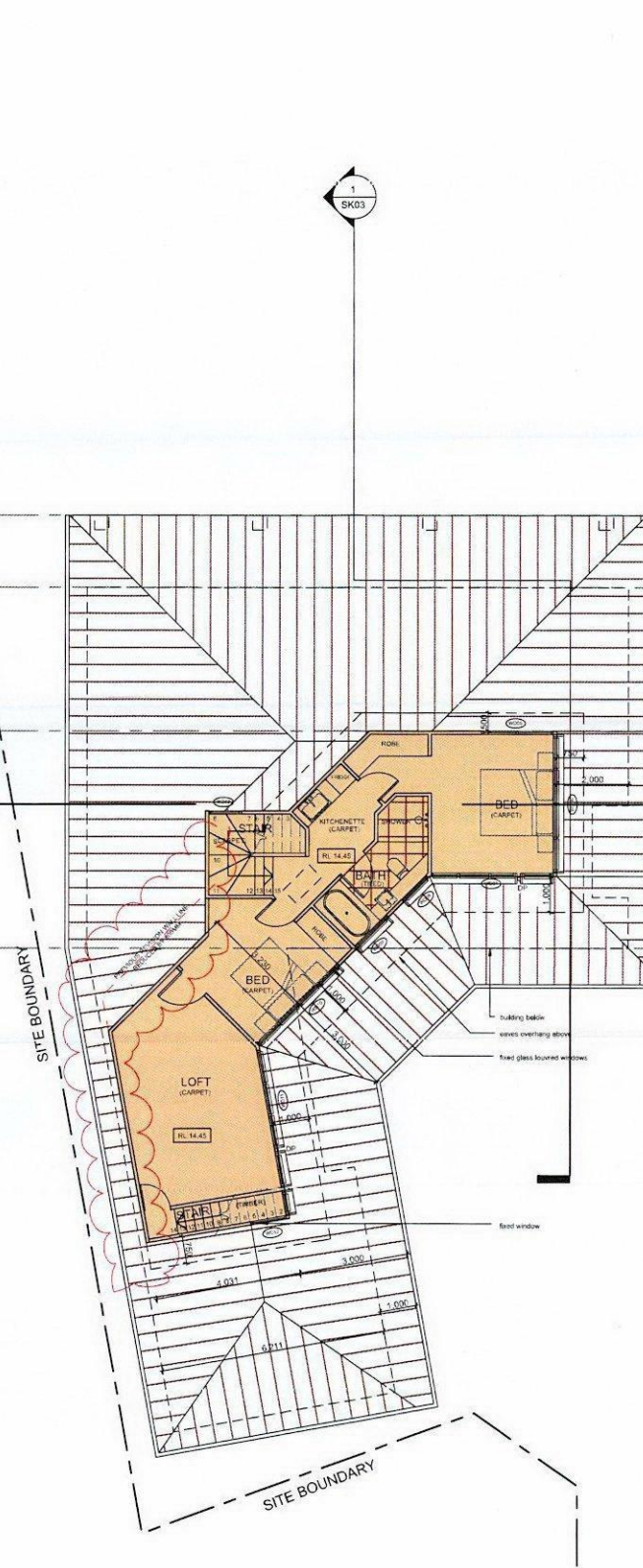
We would be pleased to clarify or expand upon this submission as maybe necessary.

Yours sincerely
BOSTON BLYTH FLEMING

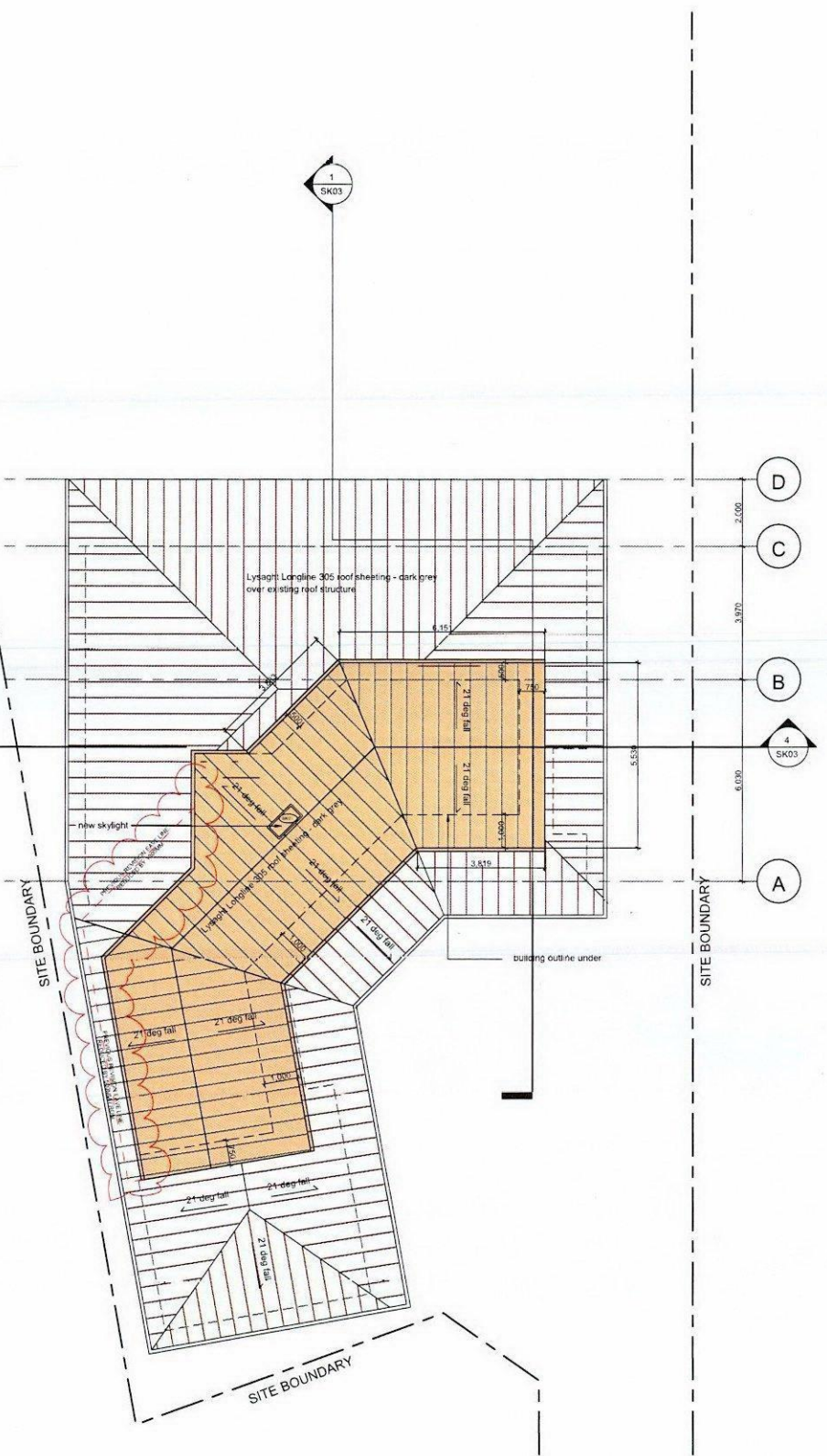
Ross Fleming



Ground Floor Plan



Upper Floor Plan



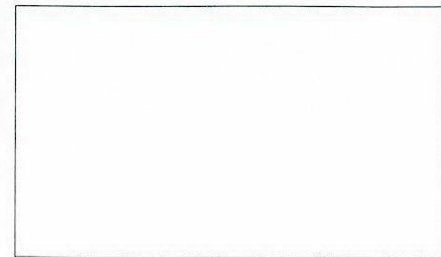
Roof Plan

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

LEECH HARMON ARCHITECTS

NOMINATED ARCHITECT: DENIS LEECH REG NO. 3980
 INCORPORATED IN NSW ABN 49 002 517 875
 SUITE 4, 9 FOAMCREST AVE NEWPORT BEACH NSW 2106
 TELEPHONE: (02) 9997 7288 EMAIL: dleech@bigpond.net.au

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



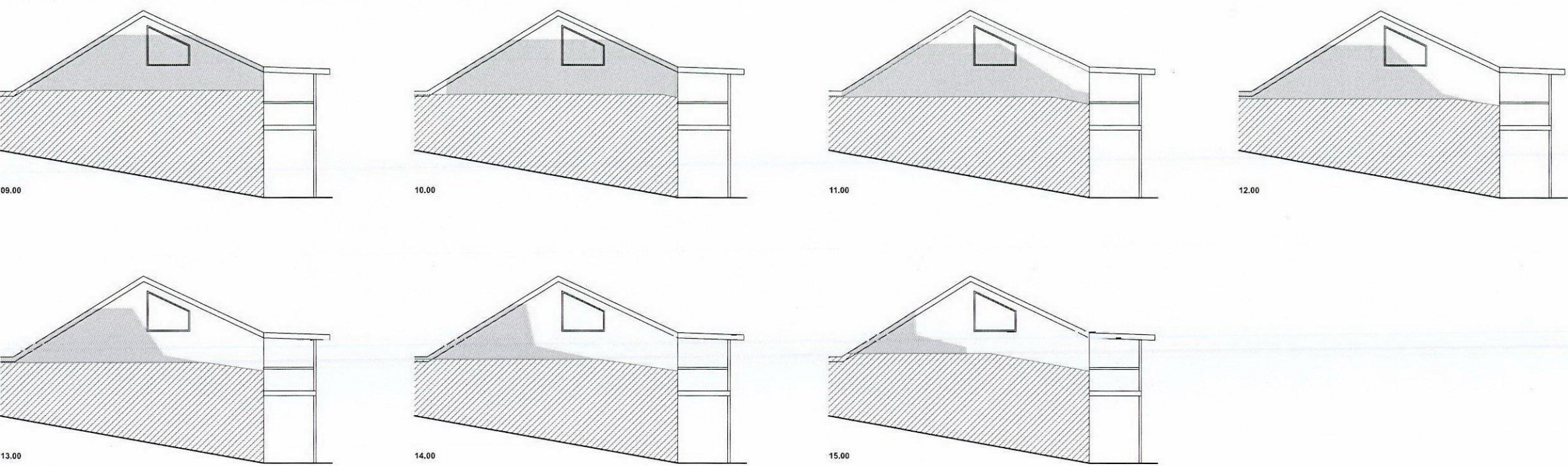
Alterations and Additions
 136 Crescent Rd, Newport

Client
 Mr and Mrs Hannan

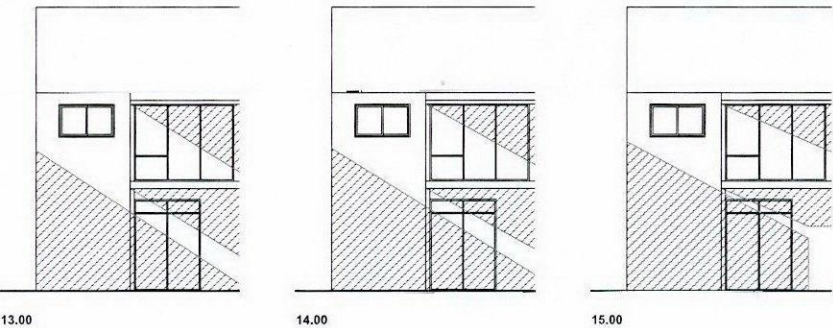
FLOOR PLANS

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

NEIGHBOURS NORTH FACING WINDOW



NEIGHBOURS WEST FACING WINDOWS



NOTE: WEST FACING WINDOWS RECIEVE
SUNLIGHT BEGINNING AT 13.00

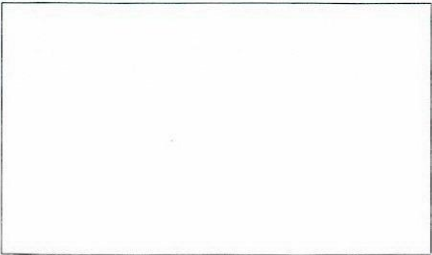
EXISTING SHADOWS
PROPOSED SHADOWS



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ELEVATIONAL SHADOW
DIAGRAMS

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