NEWPORT HOUSE

59 CRESCENT ROAD NEWPORT NSW Y | DP408616

ALANA AND BEN MORGAN

P +61 2 4969 3631

E HELLO@SDARCH.COM.AU

A SUITE 1, LEVEL 1, 187 UNION ST, THE JUNCTION NSW 2291

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FOR REVIEW FOR APPROVAL

NEWPORT HOUSE

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DRAWING COVER PAGE

PROJECT NO.

2021-135

59 CRESCENT ROAD NEWPORT NSW

DRAWING NO. ISSUE NO. DD000 @A3



LEGEND

RWT RAINWATER TANK
BAL BALUSTRADE
COL COLUMN
FB1 FACE BRICK - TYPE 1
LWC1 LIGHTWEIGHT CLADDING - TYPE 1
SKL SKYLIGHT
SKLIGHT

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DRAWING LIST

DD	DRAWING REGISTER	
DD	TRANSMITTAL	03
DD000	COVER PAGE	06
DD001	LEGEND NOTES DRAWING LIST	06
DD002	BASIX COMMITMENTS	06
DD003	3D PERSPECTIVES - SHEET 1	06
DD004	3D PERSPECTIVES - SHEET 2	06
DD005	3D PERSPECTIVES - SHEET 3	06
DD100	SITE ANALYSIS PLAN	06
DD101	SITE PLAN	06
DD102	EXISTING DEMOLITION SITE PLAN	06
DD200	DEMOLITION FLOOR PLAN	06
DD201	LOWER GROUND FLOOR PLAN	06
DD202	GROUND FLOOR PLAN	06
DD203	ROOF PLAN	06
DD300	ELEVATIONS - SHEET 1	06
DD301	ELEVATIONS - SHEET 2	06
DD302	ELEVATIONS - SHEET 3	06
DD303	ELEVATIONS - SHEET 4	06
DD400	SECTIONS - SHEET 1	06
DD500	SHADOW DIAGRAMS - SHEET 1	06
DD501	SHADOW DIAGRAMS - SHEET 2	06
DD600	NOTIFICATION PLAN	06
DD700	GLAZED DOOR AND WINDOW SCH	02
DD701	GLAZED DOOR AND WINDOW SCH	02

PROJECT LOCATION



ALANA MORGAN

BASIX COMMITMENTS

BASIX Certificate

Alterations and Additions

NSW Planning, Industry & Environment

Project name	Crescent Road					
Street address	59 Crescent Road NEWPORT 2106					
Local Government Area	Northern Beaches Council					
Plan type and number	Deposited Plan 408616					
Lot number	Y					
Section number						
Project type						
Dwelling type	Separate dwelling house					
Type of alteration and addition	My renovation work is valued at \$50,000 or more and does not include a pool (and/or spa).					

Certificate Prepared by (please complete before submitting to Council or PCA)						
Name / Company Name: SDA						
APN (if applicable): 97000735473						

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		~	~
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		~	V
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		V	V
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		V	
		•	

applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in able below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified to required for specified referred experts refer where insulation advants exist.

R1.30 (or R1.70 including construction)

ceiling: R1.74 (up), roof: foil backed blanket (55 mm)

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:		1	V
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 Stolar Hear Gain Coefficient (SHGC) on greater than that is		~	~
Each window or glazed door with improved frames, or pyrolytic love-glass, or clearing agriciaer glacing, or tonedring agriciaer glazing must have a U-value and 5 solar heat Glast Goodfeliont (SHSC) on greater than that lated in the table below. Total system U-values and SHSC amust be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHSC may be substituted.		~	~
For projections described in millimetres, the leading edge of each eave, pergola, verandah, 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 sill.	~	~	~
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	~	~	~
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		V	1
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	1		
Window / door Orientation Area of Overshadowing Shading device Frame and glass type glass nic. rame (m2) (m) (m)			
GD001 W 6.3 0 0 awning (fixed) >=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a " \sqrt{r} " in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a " $$ " in the "Show on CCCDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ", , , " in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the

(Glazing requi	rements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
	Window / door no.	Orientation	Area of glass inc. frame (m2)	Oversha Height (m)	dowing Distance (m)	Shading device	Frame and glass type			
l	W107	W	3.6	8	6	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
	W108	W	0.72	4.5	2.7	none	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)			
I	W109	N	0.54	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) aluminium, single Lo-Tsol low-e, (U-valu 5.6, SHGC: 0.36) standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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FOR REVIEW FOR REVIEW

NEWPORT HOUSE

ALANA MORGAN

BASIX COMMITMENTS PROJECT NO.

59 CRESCENT ROAD NEWPORT NSW

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WEATHERTEX WEATHERGROOVE 150 DULUX WINTER FOG



BORAL HARDWOOD DECKING BLACKBUTT



AUSTRAL BRICKS TRADITIONAL "BUFF" - LIMEWASHED

STREET PERSPECTIVE

P +61 2 4969 3631

E HELLO@SDARCH.COM.AU

A SUITE 1, LEVEL 1, 187 UNION ST, THE JUNCTION NSW 2291 SDARCH.COM.AU

PROJECT NEWPORT HOUSE

ALANA MORGAN

3D PERSPECTIVES - SHEET 59 CRESCENT ROAD NEWPORT NSW

PROJECT NO.

DRAWING NO. ISSUE NO. SCALE

DD003

@A3





BORAL HARDWOOD SCREENING BLACKBUTT



COLORBOND CUSTOM ORB

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AUSTRAL BRICKS TRADITIONAL "BUFF" - LIMEWASHED

ENTRY PERSPECTIVE

P +61 2 4969 3631

SDARCH.COM.AU

E HELLO@SDARCH.COM.AU

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PROJECT **NEWPORT HOUSE**

ALANA MORGAN

PROJECT NO.

DRAWING NO. DD004

3D PERSPECTIVES - SHEET 59 CRESCENT ROAD NEWPORT NSW

ISSUE NO. SCALE @A3









WEATHERTEX WEATHERGROOVE 150 DULUX WINTER FOG



EXISTING DECK REFINISHED



BORAL HARDWOOD SCREENING BLACKBUTT

REAR PERSPECTIVE

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PROJECT

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PROJECT NO.

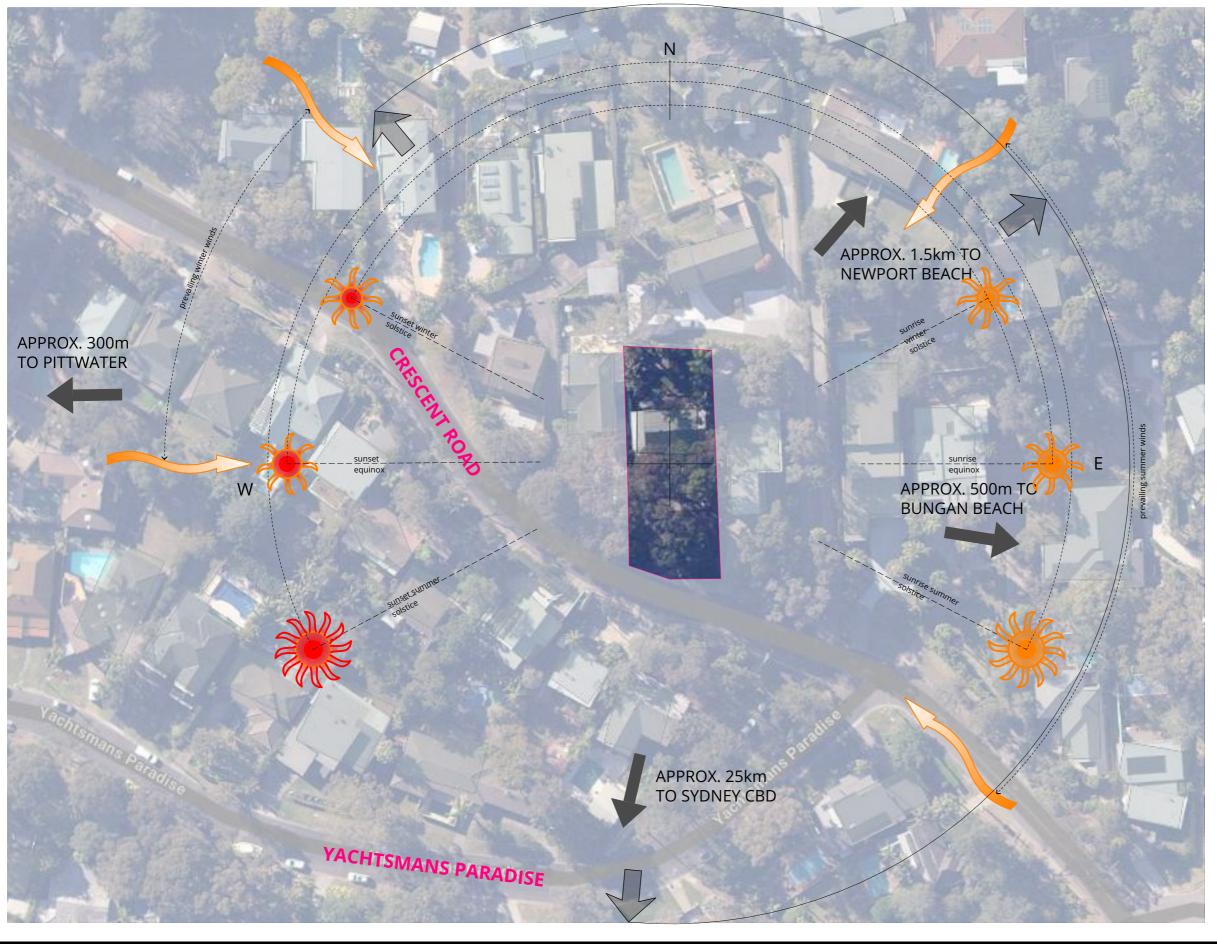
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ISSUE NO. SCALE

@A3

DRAWING NO.

DD005











PROJECT NEWPORT HOUSE

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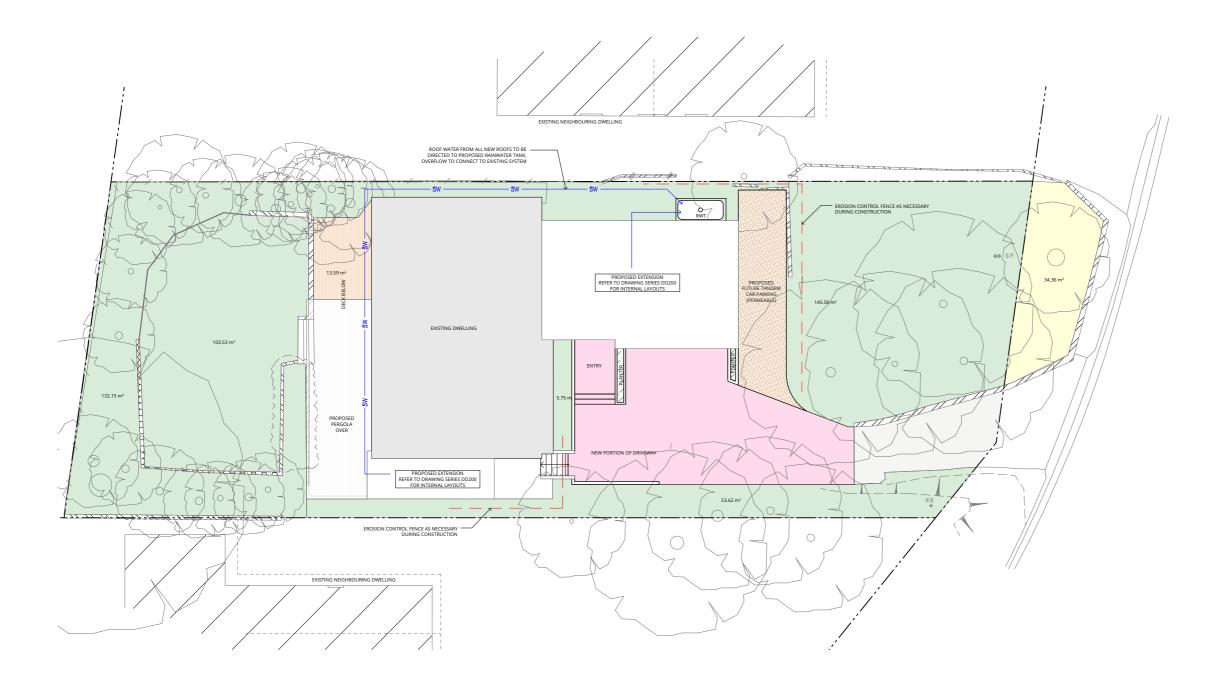
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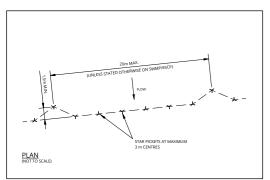
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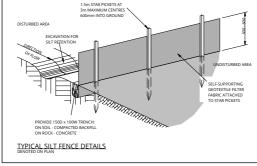
59 CRESCENT ROAD NEWPORT NSW

DRAWING NO. ISSUE NO. SCALE DD100 1:200@A3









LANDSCAPING CALCULATIONS

EXISTING HARD SURFACE AREA EXISTING HARD SURFACE RETAINED PROPOSED HARD SURFACE AREA TOTAL SITE AREA EXISTING LANDSCAPED AREA PROPOSED LANDSCAPED AREA PROPOSED POROUS AREA LANDSCAPING IN VERGE

196m² 118m² 91m² 862m² 59% / 508m² 56% / 480m² $28m^2 \hbox{(INCLUDED IN PROPOSED LANDSCAPED AREA)}$ 35m² (INCLUDED IN PROPOSED LANDSCAPED AREA)

SEDIMENT CONTROL PLAN



FOR REVIEW

PROJECT **NEWPORT HOUSE**

PROJECT NO. ALANA MORGAN

DRAWING SITE PLAN

DD101

59 CRESCENT ROAD NEWPORT NSW

DRAWING NO. ISSUE NO. 1:200@A3



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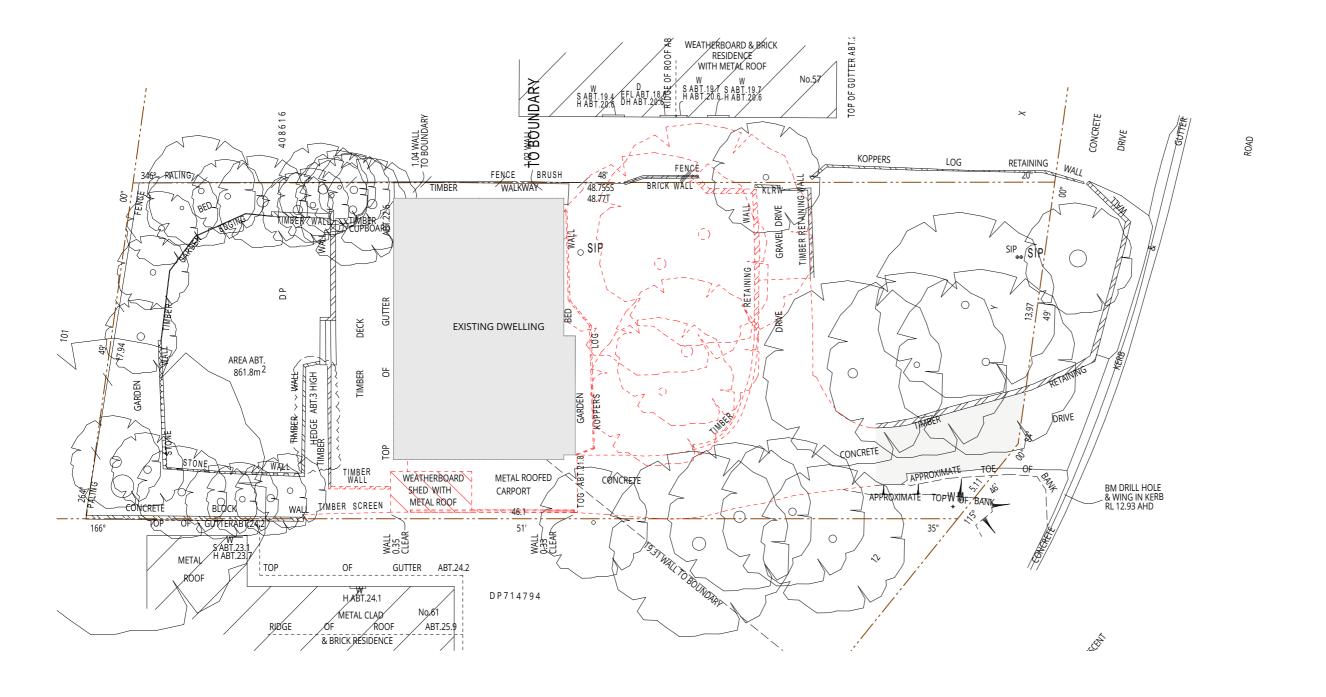
P:\2021\2021-135 59 Crescent Road Alts & Adds\02 Drawings\02_b Working Files\2021-135 - Crescent Road DA _24.pln

VERGE LANDSCAPING

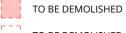
IMPERVIOUS AREA

PERMEABLE AREA

GENERAL LANDSCAPING AREA



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TO BE DEMOLISHED



PROJECT **NEWPORT HOUSE**

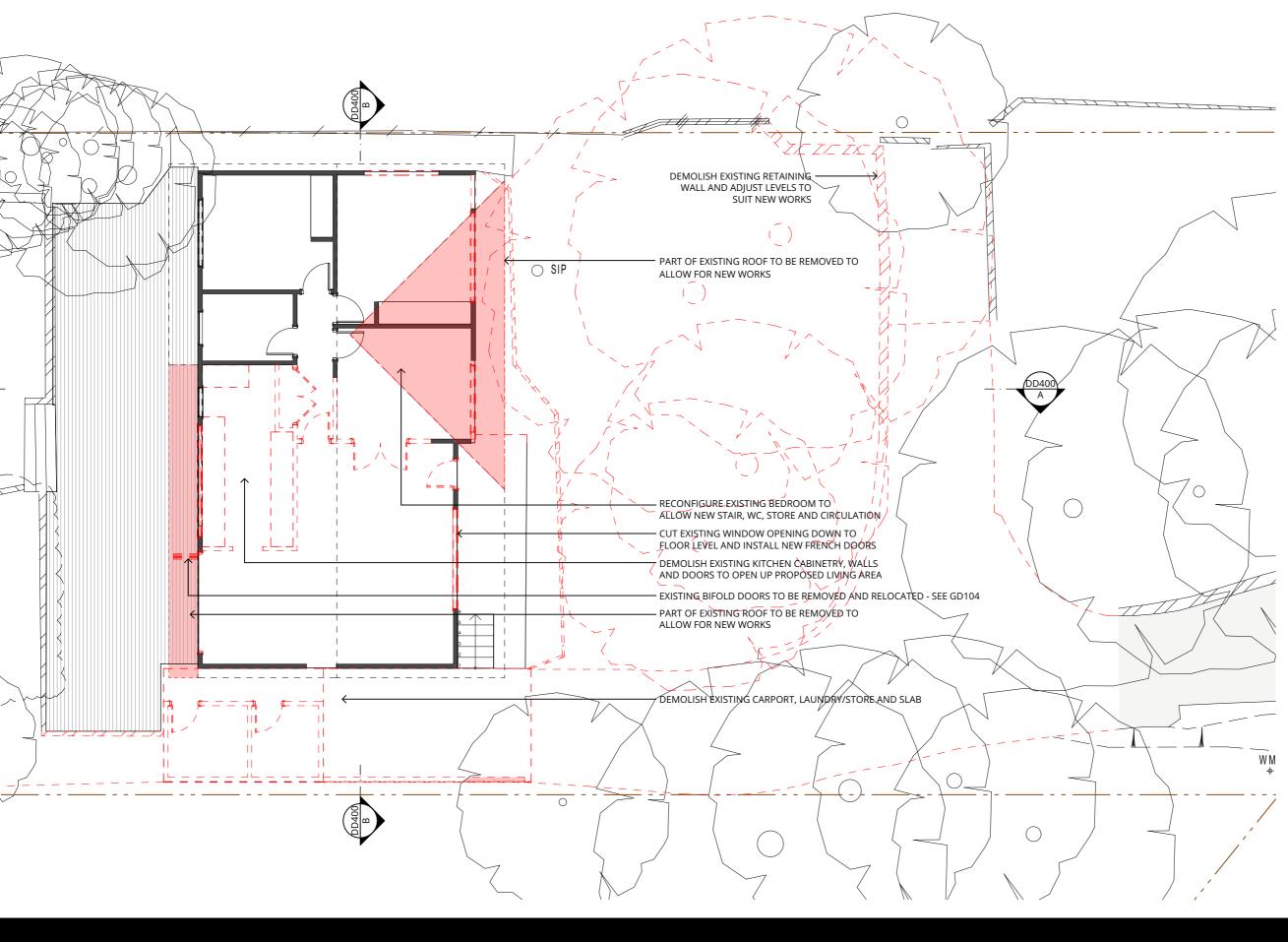
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SITE PLAN PROJECT NO.

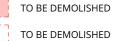
EXISTING | DEMOLITION 59 CRESCENT ROAD NEWPORT NSW

DRAWING NO. ISSUE NO. 1:200@A3 DD102





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PROJECT NEWPORT HOUSE

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PLAN PROJECT NO.

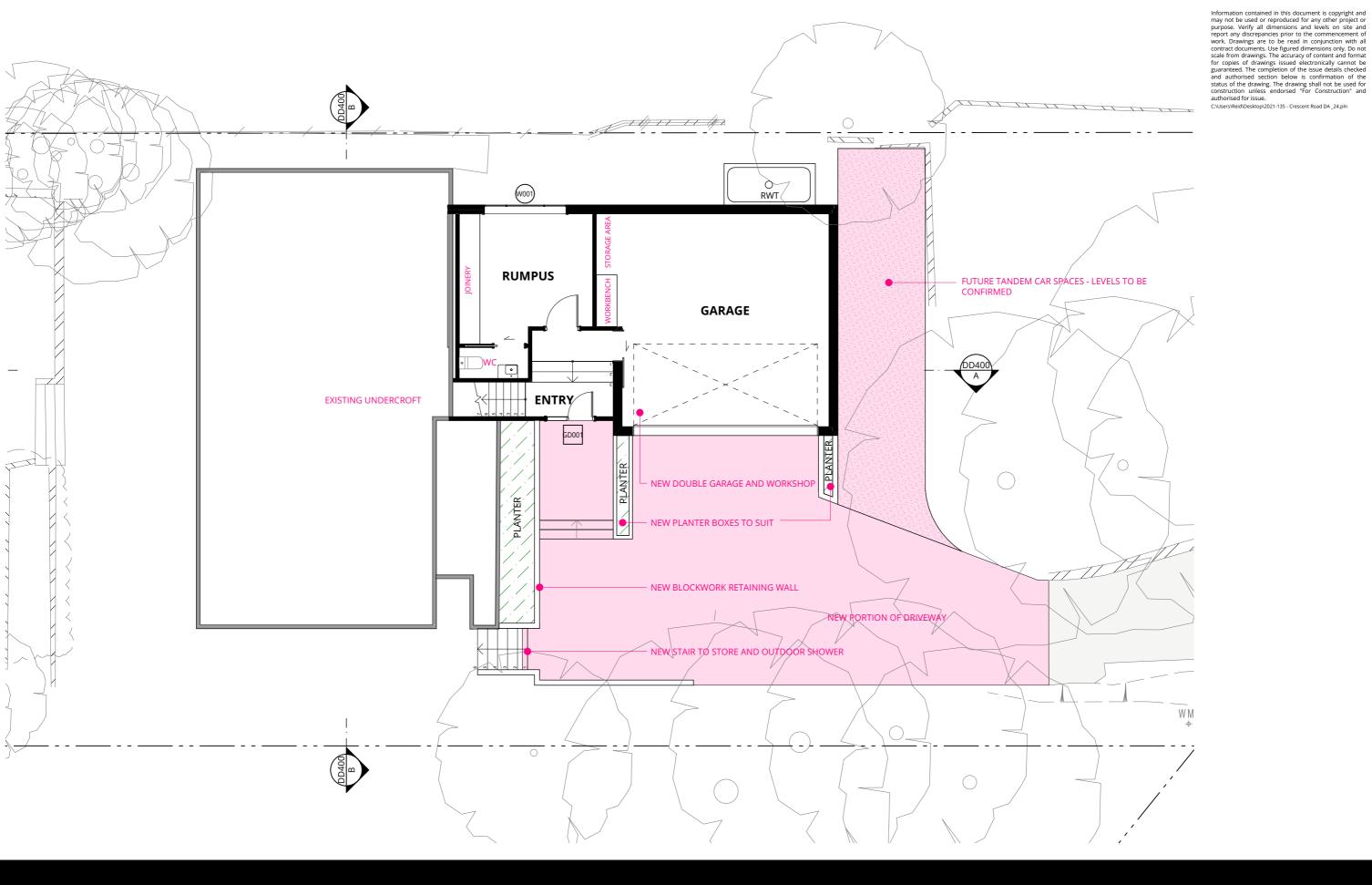
DEMOLITION FLOOR

59 CRESCENT ROAD NEWPORT NSW

DRAWING NO. DD200

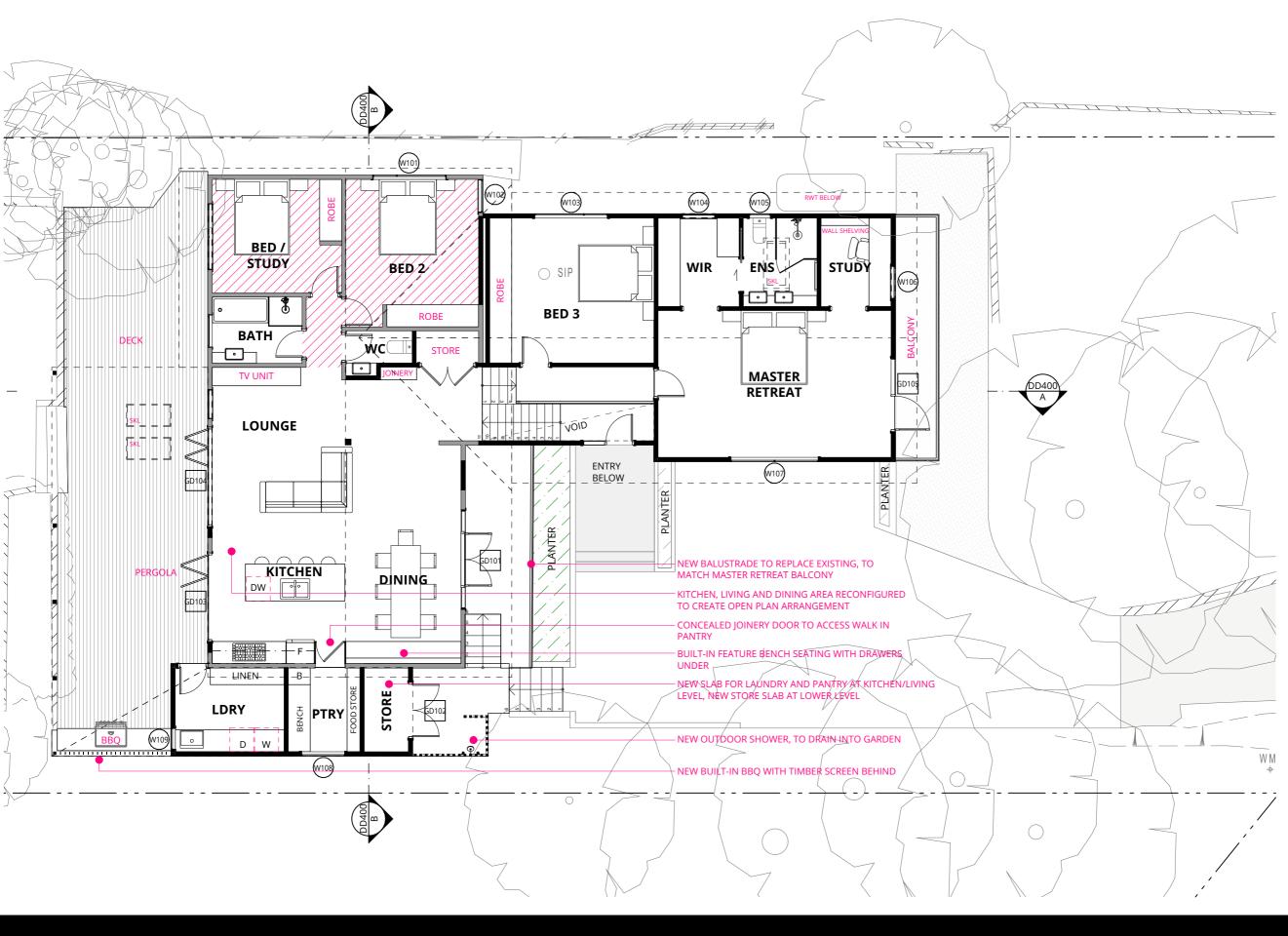
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PLAN



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PROJECT **NEWPORT HOUSE**

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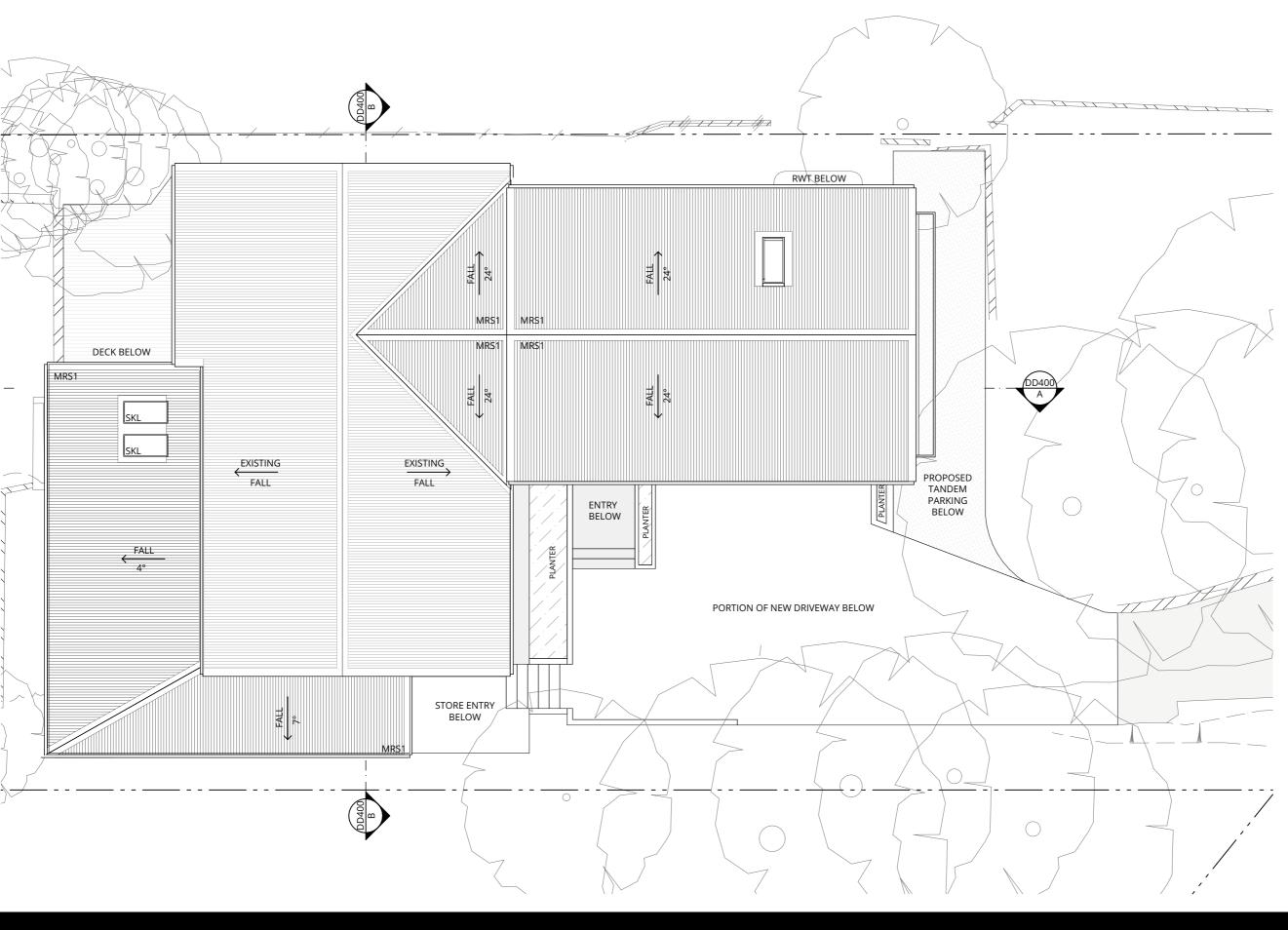
DRAWING GROUND FLOOR PLAN

PROJECT NO.

59 CRESCENT ROAD NEWPORT NSW DRAWING NO. ISSUE NO. SCALE

1:100@A3

DD202



LEGEND
MRS1 METAL ROOF SHEETING - TYPE 1
SKL SKYLIGHT









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DRAWING NO. ISSUE NO. SCALE DD203 1:100@A3

59 CRESCENT ROAD NEWPORT NSW



RWT RAINWATER TANK
BAL BALLUSTRADE
COL COLUMN
FB1 FACE BRICK - TYPE 1
LWC1 LIGHTWEIGHT CLADDING - TYPE 1
SKL SKYLIGHT



EAST ELEVATION 1:100

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17/02/2022 28/02/2022

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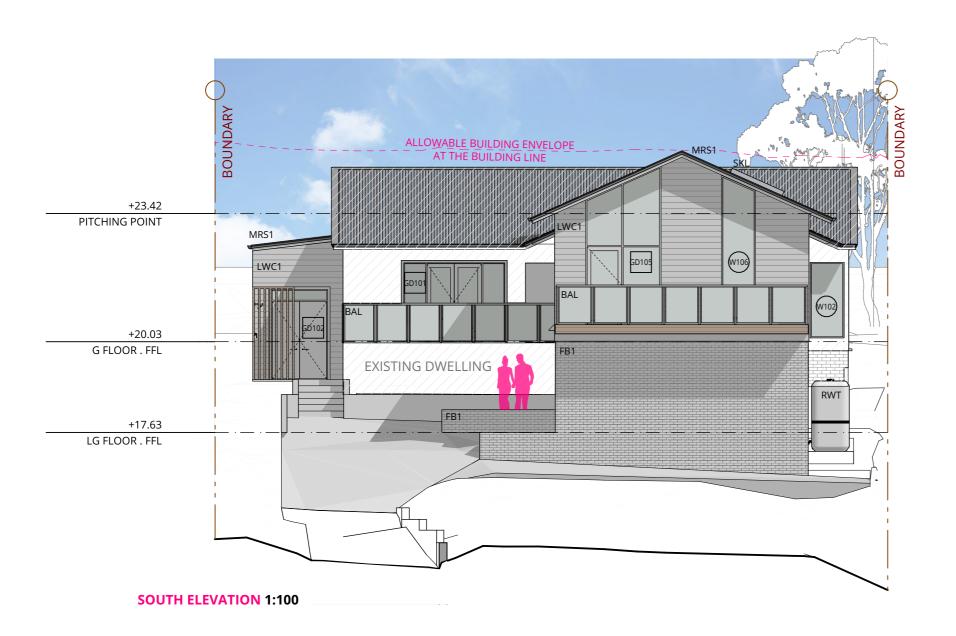
DRAWING

PROJECT NO.

59 CRESCENT ROAD NEWPORT NSW

DRAWING NO. ISSUE NO. SCALE DD300 @A3





RWT RAINWATER TANK
BAL BALUSTRADE
F51 FACE BRICK - TYPE 1
LWC1 LIGHTWEIGHT CLADDING - TYPE 1
SKL SKYLIGHT
SKL SKYLIGHT

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DRAWING

PROJECT NO.

59 CRESCENT ROAD NEWPORT NSW

DRAWING NO. ISSUE NO. SCALE @A3 DD301





LEGEND

BAL BALUSTRADE
COL COLUMN
FISH FACE BRICK - TYPE 1
LWC1 LIGHTWEIGHT CLADDING - TYPE 1
SKL SKYLIGHT

SKL SKYLIGHT

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17/02/2022 28/02/2022

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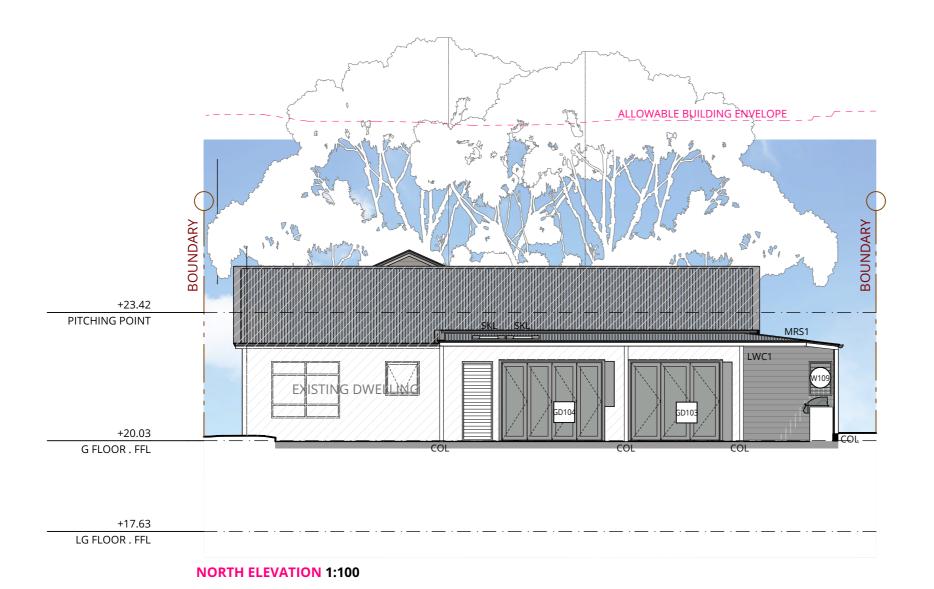
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DRAWING

59 CRESCENT ROAD NEWPORT NSW

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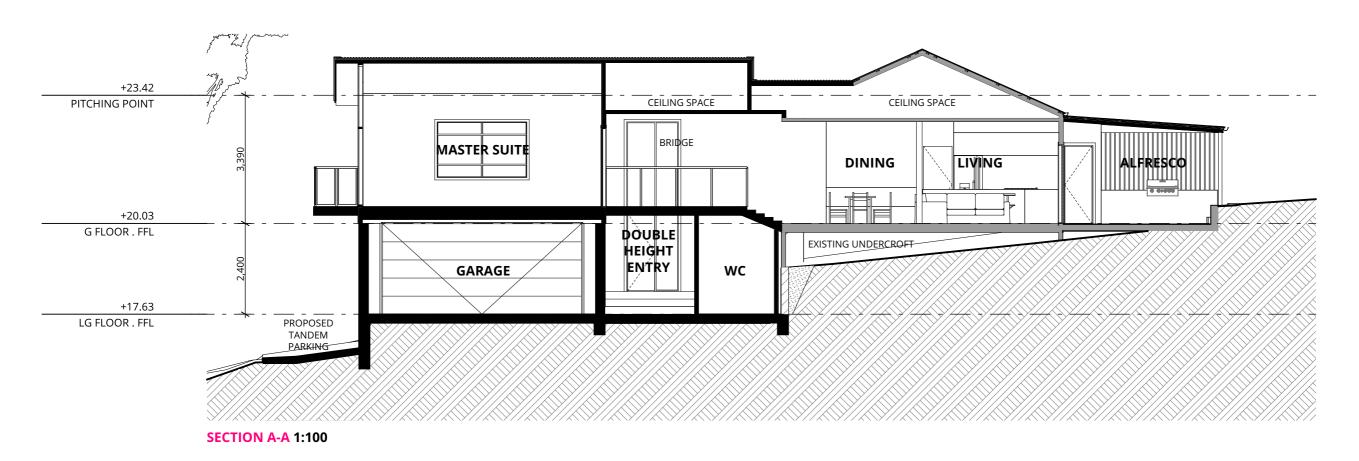




BAL BALUSTRADE
COL COLUMN
F81 FACE BRICK - TYPE 1
LWC1 LIGHTWEIGHT CLADDING - TYPE 1
SKL SKYLIGHT
SKULGHT SKYLIGHT
SKYLIGHT

ALANA MORGAN

DRAWING



+23.42 PITCHING POINT CEILING SPACE DINING BED 2 WC HALL +20.03 STORE G FLOOR . FFL 2,400 +17.63 LG FLOOR . FFL **SECTION B-B 1:100**

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PROJECT **NEWPORT HOUSE**

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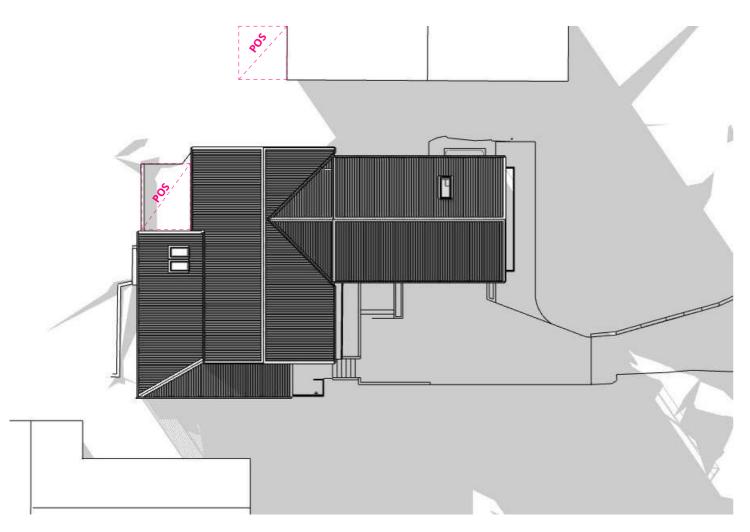
SECTIONS - SHEET 1

PROJECT NO.

59 CRESCENT ROAD NEWPORT NSW

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8

9AM SHADOWS - 21ST JUNE

12PM SHADOWS - 21ST JUNE

FOR REVIEW
FOR APPROVAL
FOR APPROVAL

PROJECT NEWPORT HOUSE

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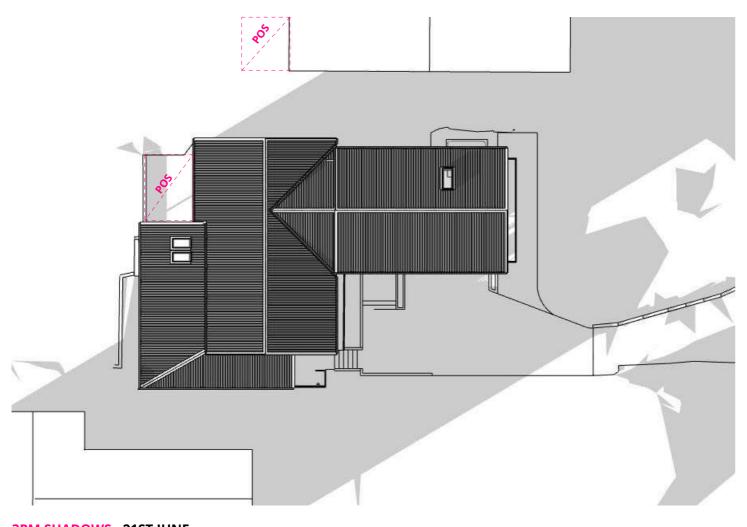
SHEET 1 PROJECT NO. 2021-135

drawing SHADOW DIAGRAMS -

59 CRESCENT ROAD NEWPORT NSW

DRAWING NO. ISSUE NO. SCALE DD500 @A3





3PM SHADOWS - 21ST JUNE





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LOCATION
59 CRESCENT ROAD NEWPORT NSW

DRAWING NO.	ISSUE NO.	SCALE
DD501	06	@A3





FOR REVIEW

PROJECT **NEWPORT HOUSE**

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NOTIFICATION PLAN

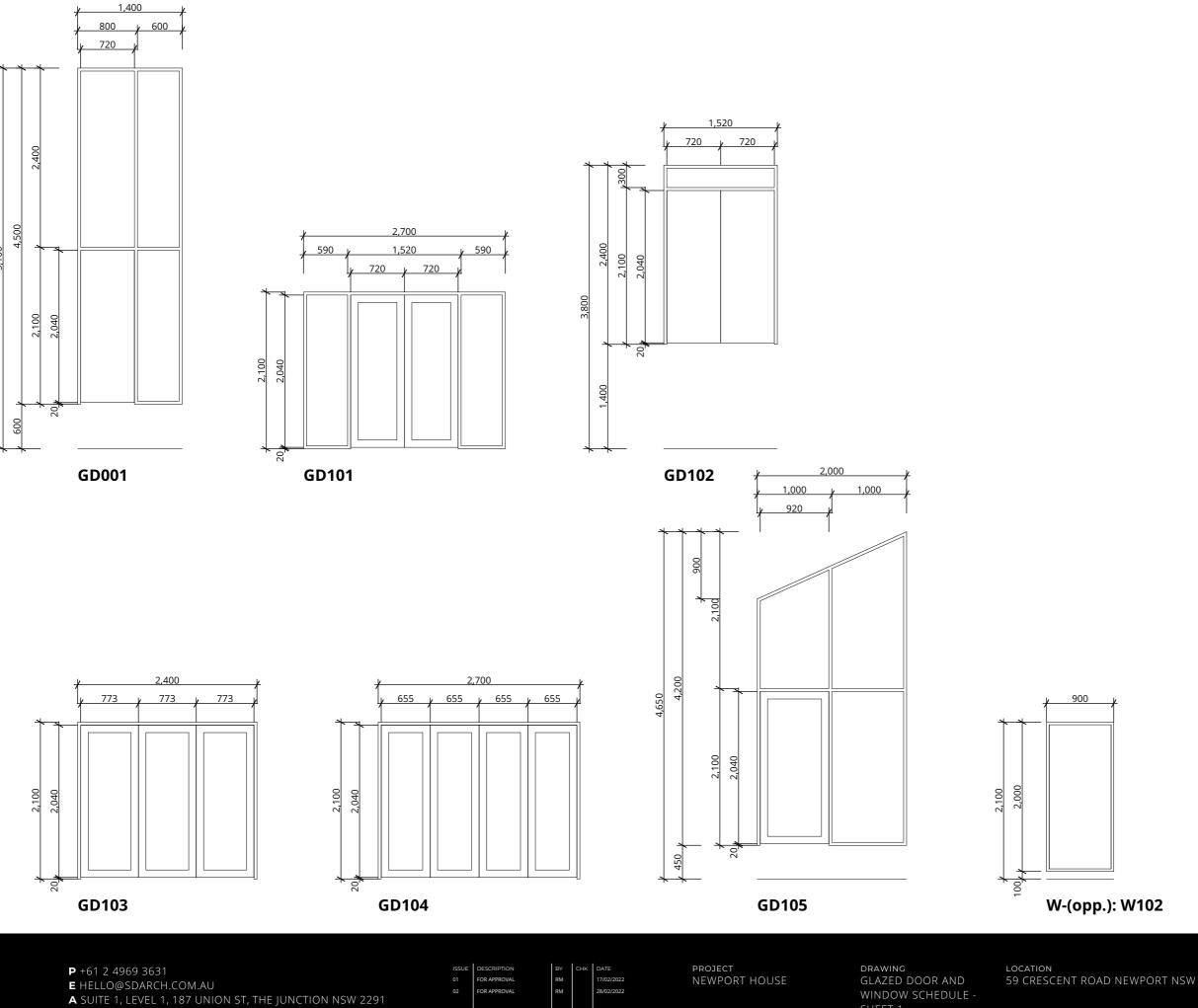
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59 CRESCENT ROAD NEWPORT NSW

1:200@A3

DRAWING NO. ISSUE NO. SCALE DD600





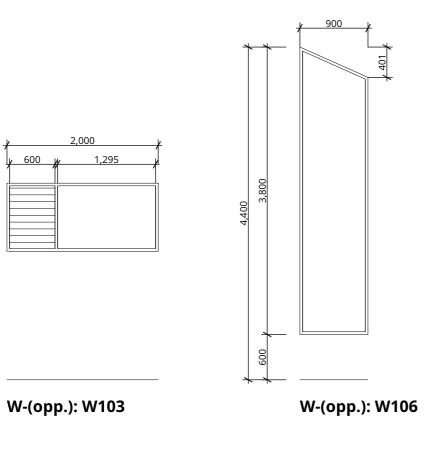
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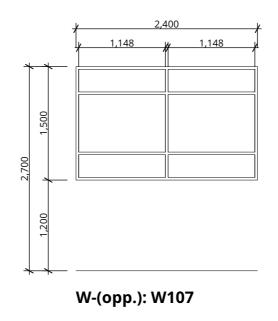
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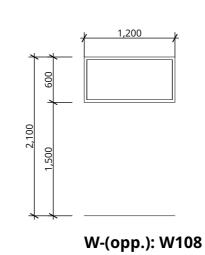
WINDOW SCHEDULE -SKEFET NO.

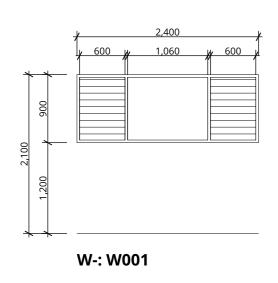
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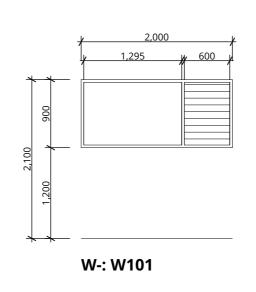


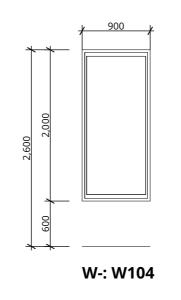


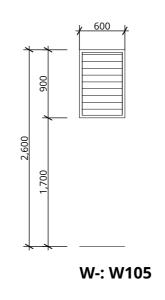


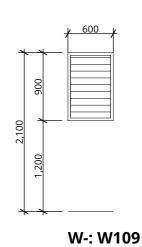












P +61 2 4969 3631 **E** HELLO@SDARCH.COM.AU **A** SUITE 1, LEVEL 1, 187 UNION ST, THE JUNCTION NSW 2291 SDARCH.COM.AU

PROJECT NEWPORT HOUSE

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DRAWING GLAZED DOOR AND WINDOW SCHEDULE -₽KEÆCZNO.

59 CRESCENT ROAD NEWPORT NSW

DRAWING NO. ISSUE NO. SCALE DD701 @A3

