

The CEO
Eurobodalla Shire Council
99 Vulcan Street
Moruya NSW

CI 4.6 Exception to the development Standards – Dual Occupancy

Clause 4.6 of the Eurobodalla LEP 2012 (**ELEP 2012**) is to allow flexibility into the planning assessment process and to allow the Council to consider merit-based objections to development standards that would mean a development was not permitted except for the standard.

Development Application DA/0095/24 seeks development consent for the construction of a dual occupancy on the land at 217A beach Road Denhams Beach (Lot 2 DP 773132), the subject site.

The Land is zoned R2 – Low Density Residential under the ELEP 2012. Dual occupancies are permitted in the zone subject to consent. The objectives of the R2 – Low Density Residential zone in the ELEP 2012 are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To encourage residential development that is consistent with the character of the neighbourhood.*

Clause 4.3(2) of the ELEP 2012 sets a development standard that requires that 'The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map'.

The objectives of clause 4.3 are:

- (a) *to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,*
- (b) *to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development.*

PM ANDERSON CONSULTING

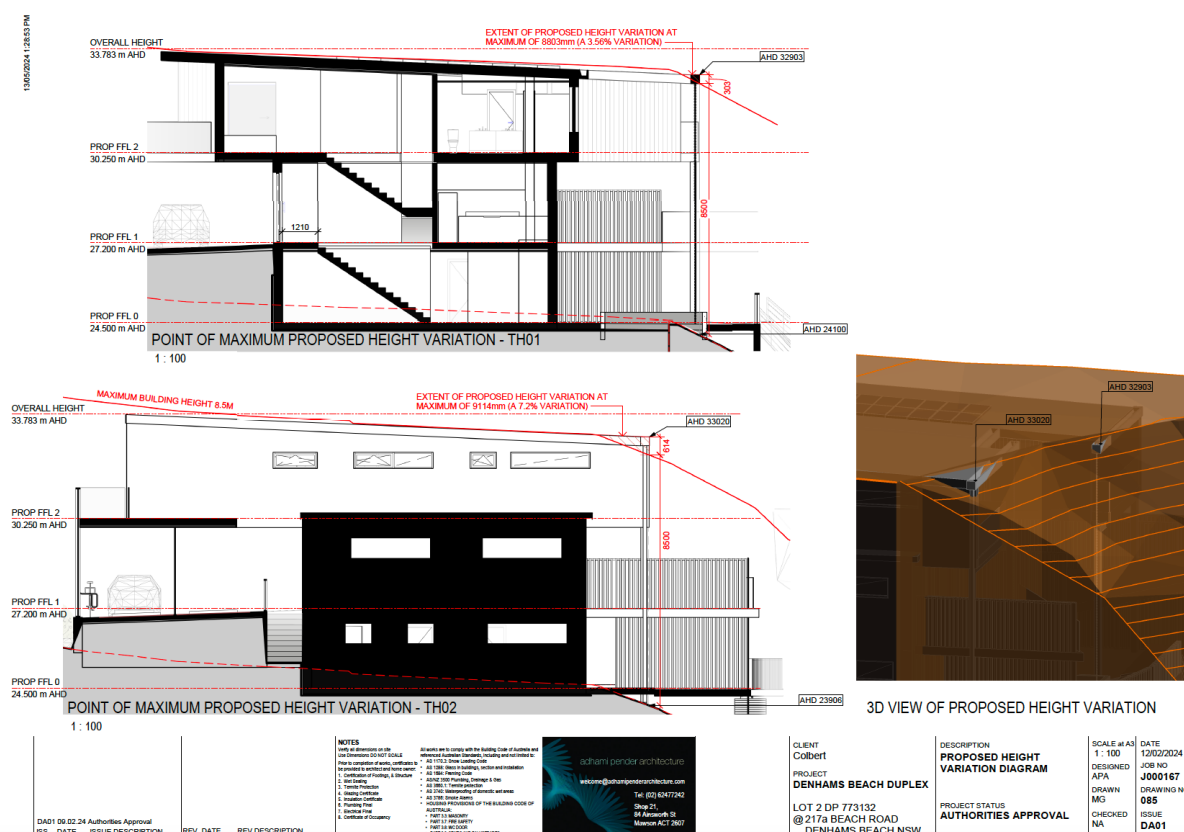
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The Height of Buildings Map in the ELEP 2012 identifies that the Land is subject to a maximum height standard of 8.5. The maximum height of the Proposal is 9.1140m from existing ground level to the roof line of a very small section of the roof on dwelling unit 2. Dwelling unit 1 has a height exceedance of over the 8.5m height limit of 303mm, but is less than the variation sought for dwelling unit 2. The extent of the height exceedance is shown on drawing 085 DA01 prepared by Adhami Pender Architecture:



Height plane drawings

The height exceedance includes a small section of roof that extends over a small portion of the steeper rear embankment of the site. The maximum variation sought under this request equates to a 7.2% variation to the development standard as outlined in clause 4.3 of the ELEP 2012. This height variation is shown on the elevations, drawings 201 and 203 (**attached to this request**).

The objectives of clause 4.6 of the ELEP 2012 are to provide an appropriate degree of flexibility in applying development standards for particular developments and to achieve better outcomes for and from development by allowing flexibility in particular circumstances. The development standard contained in Cl 4.3 is not expressly excluded from the operation of Cl 4.6(8).

This written request is submitted on behalf of the applicant to seek to justify the contravention of the height development standard in clause 4.3(2) of ELEP 2012 by demonstrating:

(a) That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case

Historically, the most commonly invoked way to establish that a

development standard was unreasonable or unnecessary was satisfaction of the first test of the five set out in *Wehbe v Pittwater Council* [2007] NSWLEC 827 which requires that the objectives of the standard are achieved notwithstanding the non-compliance with the standard. The applicant relies upon this 'way' in this written request.

This was re-affirmed in the matter of *Randwick City Council v Micaul Holdings Pty Ltd* [2016] NSWLEC 7 [34] the Chief Judge held that "establishing that the development would not cause environmental harm and is consistent with the objectives of the development standards is an established means of demonstrating that compliance with the development standard is unreasonable or unnecessary".

The objectives of the standard are addressed as follows.

(a) to establish maximum height limits for buildings,

The first objective of the standard is declaratory in nature, consistent with the reasoning of Preston CJ in *Nessdee Pty Ltd v Orange City Council* [2017] NSWLEC 158 at [18] and in *Wehbe* at [63]. In this case, the objective merely sets out the intention to set a height limit and does not restrict the application of clause 4.6.

(b) to permit building heights that encourage high quality urban form,

The building height of the Proposal responds to the existing development along Beach Road and the topographical features of the site. The Proposal seeks to provide a consistent transition from beach Road and to concentrate the bulk to the development to the rear of the site, away from the public domain of Beach Road and set back from the public area of the beach to the rear of the site. The topography of the site causes a minor breach of the height limit. The height limit breach will not be apparent from Beach Road or the Beach to the rear of the site. The building height will encourage a high quality urban form through its thoughtful massing on the Land and will enable the private open space and outdoor area for residents to be located.

(c) to ensure that buildings and public areas continue to receive satisfactory exposure to sky and sunlight,

The shadow diagrams prepared by APA on drawing 071,072, 073 and the elevation shadow study on drawings 074 and 075 (**attached**) demonstrate that due to the orientation of the Land, the proposal will have only minimal solar impacts on neighbouring properties private open space, living spaces or solar access to roofs for current or future PV systems. Those areas will continue to have satisfactory access to sky and sunlight. The development pattern of the area is that dwellings typically address beach Road and the allotments generally follow a Northwest to Southeast alignment. The wide streets, orientation of building on the site and the easterly aspect of the adjoining lots will assist in retaining satisfactory exposure to sky and sunlight of surrounding buildings and public areas.

(d) to nominate heights that will provide an appropriate transition in built form and land use intensity,

The objective is again, declaratory in nature. The proposal responds to the nominated heights and provides a transition of built form on the site catering to the topographical constraints of the steep cliff face to the rear of the site.

- (e) to ensure that taller buildings are located appropriately in relation to view corridors and view impacts and in a manner that is complementary to the natural topography of the area,**

The design of the dual occupancy and its location on the site along with the orientation of the lot will ensure that view loss to the adjoining properties is maintained. The additional height sought as part of this request does not impact on the view sharing qualities of this site to the adjoining or adjacent properties.

- (f) to protect public open space from excessive overshadowing and to allow views to identify natural topographical features.**

The shadow diagrams attached demonstrate that there will not be excessive overshadowing to public open space. The Proposal will afford views from the Land. The Proposal will sit comfortably in its context and when read from afar, it will not overwhelm any natural topographic features of the locality.

Strict compliance with the height development standard would be unreasonable or unnecessary in circumstances where the proposal achieves the objectives of the control.

(b) That there are sufficient environmental planning grounds to justify contravening the development standard.

The Land & Environment Court matter of *Initial Action Pty Ltd v Woollahra Council* [2018] NSWLEC 2018, provides assistance in relation to the consideration of sufficient environmental planning grounds whereby Preston J observed that:

- *in order for there to be 'sufficient' environmental planning grounds to justify a written request under clause 4.6, the focus must be on the aspect or element of the development that contravenes the development standard and the environmental planning grounds advanced in the written request must justify contravening the development standard, not simply promote the benefits of carrying out the development as a whole; and*
- *there is no basis in Clause 4.6 to establish a test that the non-compliant development should have a neutral or beneficial effect relative to a compliant development.*

The Proposal seeks a slight and modest increase in height from the standards contained in Council's LEP. The design presents a contemporary and attractive design to Beach Road which will benefit the adjoining and adjacent dwellings in the area.

Clause 4.6(4)(a)(ii)

It is acknowledged that the consent authority must be satisfied that the written request has adequately demonstrated the matters required to be demonstrated by clause 4.6(3) and must also be satisfied that the proposed development is in the

public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out. Whilst that matter does not need to be included in the written request, it is included to assist.

The Proposal is consistent with the objectives of the height standard and the objectives for development within the R2 – Low Density Residential zone

The Proposal is consistent with the objectives of the height standard. The written request demonstrates why the Proposal **achieves** the objectives of the height standard, notwithstanding non compliance with the standard. The test required by clause 4.6(4)(a)(ii) is slightly lower as it calls for 'consistency' instead of achievement. When considering the term consistency it is relevant to note the meaning applied to the term by Pearlman CJ in *Schaffer Corporation v Hawkesbury City Council* (1992) 77 LGRA 21 at [27]:

The guiding principle, then, is that a development will be generally consistent with the objectives, if it is not antipathetic to them. It is not necessary to show that the development promotes or is ancillary to those objectives, nor even that it is compatible.

For the reasons set out in the written request, the Proposal achieves and is consistent with the objectives of the development standard.

The proposal is consistent with the objectives of the R2 zone. Those objectives are addressed as follows.

- **To provide for the housing needs of the community within a low density residential environment.**

The proposed dual occupancy development provides for alternative and diverse housing choice for residents in a low-density environment. The development is residential in nature and satisfies the provisions of Council LEP and DCP.

- **To enable other land uses that provide facilities or services to meet the day to day needs of residents.**

The proposed development is the creation of residential dwelling units. This objective is satisfied by virtue of the use being residential in nature.

- **To encourage residential development that is consistent with the character of the neighbourhood.**

The neighbourhood of this area of Denhams Beach is residential. The properties on either side of the proposed development are dual occupancy developments of varying ages and designs. The development on the opposite side of Beach Road is also residential with a variety of styles and ages of residential dwellings and units. The proposal is consistent with the character of the locality in which it is proposed.

Clause 4.6(4) Planning Secretary Concurrence

The contravention of the standard does not raise any matters of significance for state or regional environmental planning. The development does not impact upon or have any implications for any state policies in the locality or impacts which would be considered to be of state or regional significance.

The clause 4.6 request has demonstrated that there are significant environmental planning benefits associated with the contravention of the standard. There is no material impact or benefit associated with strict adherence to the development standard and there is no compelling reason or public benefit derived from maintenance of the standard in the particular circumstances of the case.

Conclusion









Strict compliance with the maximum height of buildings development standard contained within clause 4.3 of the ELP 2012 is unreasonable and unnecessary in the particular circumstances of the case. In addition, there are sufficient environmental planning grounds to justify the variation. Finally, the proposed development and height variation are in the public interest because it facilitates a development which is consistent with the objectives of the standard and the zone which will deliver the public benefit of contributing to the vitality of the Denhams Beach and the broader Batemans Bay area which encourages a mixture of residential and residentially aligned uses and will assist in the promotion and economic development of the region as a whole.

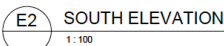
Yours faithfully

Paul Anderson
Director
PM.Anderson Consulting Pty Ltd

15th June 2024.

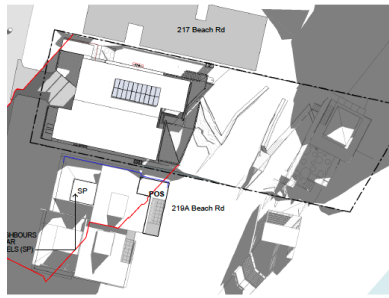


MATERIALS LEGEND	
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 MF02 TIMBER LOOK CLADDING	 GL01 CLEAR GLASS
 MF03 BLUE STONE	 GL02 OPAQUE GLASS
 MF04 TIMBER LOOK SCREEN	 RF01 METAL ROOF - OXYGEN LIGHT GREY

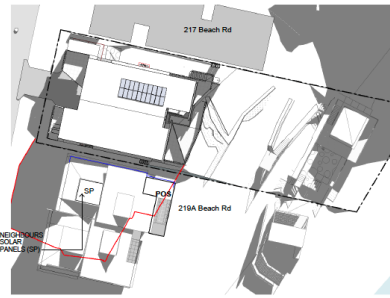
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(MF02) TIMBER LOOK CLADDING	(GL01) CLEAR GLASS
(MF03) BLUE STONE	(GL02) OPAQUE GLASS
(MF04) TIMBER LOOK SCREEN	(RF01) METAL ROOF - COLOUR LIGHT GREY

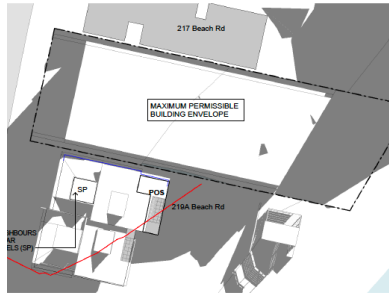
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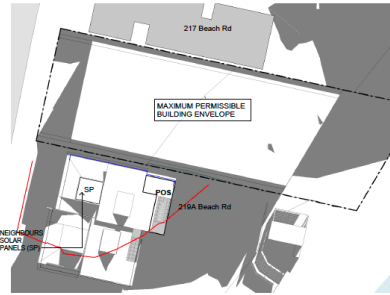
site shadows - Proposed - June 22 0900
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For the purpose of defining shadows casted by proposed design and that of a mass to the extent of the maximum permissible envelope on 219A Beach Rd, shadows have been casted on a plan projected over a vacant site and over the cliff past the top of bank at the level of ground entry from the street. This also allows for differentiation between the impact of shadows of building elements from shadows casted by the natural steep topography of the land and the cliff.

Casted shadows are outlined in **RED**

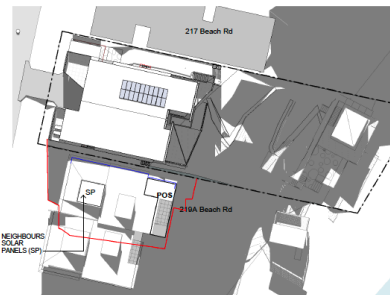
Maximum permissible building envelope shown in the diagram is a mass projection following councils setback of 900mm to the side boundaries up to 4.5m in height from ENGL and 1500mm higher than 4.5m up to a max height limit of 5.5m from ENGL. Front setback is assumed to be 5.5m for the purpose of these diagrams, and the rear to be 12m.

Based on site observations, google 3D mapping and some real estate imagery, we believe neighboring property includes a private open space / balcony on the upper level that extends from the main open plan living area east towards the view and is partially roofed. The proposed design casts shadows over the neighbouring southern facade but does not overshadow their POS, their roof or solar panels as marked in these hourly shadow plans.

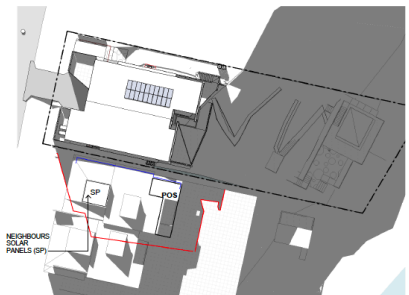
<p>DA01 18.05.2023 Authorities Approval SK01 24.05.23 PRE DA REVIEW ISS DATE ISSUE DESCRIPTION</p>	<p>2 12.02.24 Response to council's RFI 1 07.05.23 revised post Civil coordination REV DATE REV DESCRIPTION</p>	<p>NOTES</p> <p>All works are to comply with the Building Code of Australia and relevant Australian Standards, including but not limited to:</p> <ul style="list-style-type: none"> AS 1532.2 Show ceiling Code AS 1532.3 Show ceiling Code AS 1532.4 Show ceiling Code AS 1532.5 Show ceiling Code AS 1532.6 Show ceiling Code AS 1532.7 Show ceiling Code AS 1532.8 Show ceiling Code AS 1532.9 Show ceiling Code AS 1532.10 Show ceiling Code AS 1532.11 Show ceiling Code AS 1532.12 Show ceiling Code AS 1532.13 Show ceiling Code AS 1532.14 Show ceiling Code AS 1532.15 Show ceiling Code AS 1532.16 Show ceiling Code AS 1532.17 Show ceiling Code AS 1532.18 Show ceiling Code AS 1532.19 Show ceiling Code AS 1532.20 Show ceiling Code AS 1532.21 Show ceiling Code AS 1532.22 Show ceiling Code AS 1532.23 Show ceiling Code AS 1532.24 Show ceiling Code AS 1532.25 Show ceiling Code AS 1532.26 Show ceiling Code AS 1532.27 Show ceiling Code AS 1532.28 Show ceiling Code AS 1532.29 Show ceiling Code AS 1532.30 Show ceiling Code AS 1532.31 Show ceiling Code AS 1532.32 Show ceiling Code AS 1532.33 Show ceiling Code AS 1532.34 Show ceiling Code AS 1532.35 Show ceiling Code AS 1532.36 Show ceiling Code AS 1532.37 Show ceiling Code AS 1532.38 Show ceiling Code AS 1532.39 Show ceiling Code AS 1532.40 Show ceiling Code AS 1532.41 Show ceiling Code AS 1532.42 Show ceiling Code AS 1532.43 Show ceiling Code AS 1532.44 Show ceiling Code AS 1532.45 Show ceiling Code AS 1532.46 Show ceiling Code AS 1532.47 Show ceiling Code AS 1532.48 Show ceiling Code AS 1532.49 Show ceiling Code AS 1532.50 Show ceiling Code AS 1532.51 Show ceiling Code AS 1532.52 Show ceiling Code AS 1532.53 Show ceiling Code AS 1532.54 Show ceiling Code AS 1532.55 Show ceiling Code AS 1532.56 Show ceiling Code AS 1532.57 Show ceiling Code AS 1532.58 Show ceiling Code AS 1532.59 Show ceiling Code AS 1532.60 Show ceiling Code AS 1532.61 Show ceiling Code AS 1532.62 Show ceiling Code AS 1532.63 Show ceiling Code AS 1532.64 Show ceiling Code AS 1532.65 Show ceiling Code AS 1532.66 Show ceiling Code AS 1532.67 Show ceiling Code AS 1532.68 Show ceiling Code AS 1532.69 Show ceiling Code AS 1532.70 Show ceiling Code AS 1532.71 Show ceiling Code AS 1532.72 Show ceiling Code AS 1532.73 Show ceiling Code AS 1532.74 Show ceiling Code AS 1532.75 Show ceiling Code AS 1532.76 Show ceiling Code AS 1532.77 Show ceiling Code AS 1532.78 Show ceiling Code AS 1532.79 Show ceiling Code AS 1532.80 Show ceiling Code AS 1532.81 Show ceiling Code AS 1532.82 Show ceiling Code AS 1532.83 Show ceiling Code AS 1532.84 Show ceiling Code AS 1532.85 Show ceiling Code AS 1532.86 Show ceiling Code AS 1532.87 Show ceiling Code AS 1532.88 Show ceiling Code AS 1532.89 Show ceiling Code AS 1532.90 Show ceiling Code AS 1532.91 Show ceiling Code AS 1532.92 Show ceiling Code AS 1532.93 Show ceiling Code AS 1532.94 Show ceiling Code AS 1532.95 Show ceiling Code AS 1532.96 Show ceiling Code AS 1532.97 Show ceiling Code AS 1532.98 Show ceiling Code AS 1532.99 Show ceiling Code AS 1532.100 Show ceiling Code 	<p>asham pender architecture www.ashampenderarchitecture.com Tel: (02) 62477242 Shop 21, 84 Amersley St, Manly NSW 1507</p>	<p>CLIENT Colbert PROJECT DENHAM'S BEACH DUPLEX LOT 2 DP 773132 @ 217a BEACH ROAD DENHAM'S BEACH NSW</p>	<p>DESCRIPTION SHADOW PLANS 01 PROJECT STATUS AUTHORITIES APPROVAL</p>	<p>SCALE as AS 1 : 500 DATE 12/02/2024 DESIGNED APA DRAWN MG CHECKED NA ISSUE DA01</p>	<p>DATE 12/02/2024 JOB NO J000167 DRAWING NO 071 ISSUE DA01</p>
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site shadows - Proposed - June 22 1100
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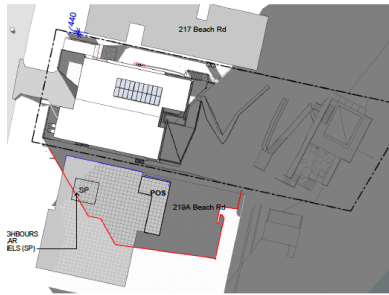


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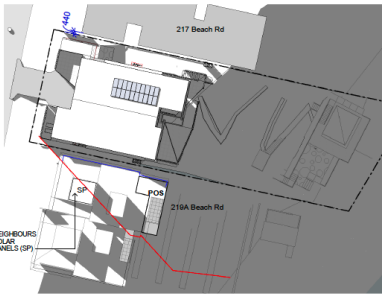


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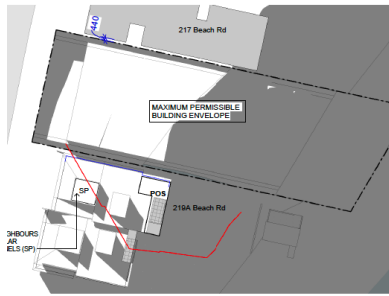
<p>DA01 09.02.24 Authorities Approval ISS DATE ISSUE DESCRIPTION</p>	<p>REV DATE REV DESCRIPTION</p>	<p>NOTES</p> <p>All works are to comply with the Building Code of Australia and relevant Australian Standards, including but not limited to:</p> <ul style="list-style-type: none"> AS 1532.2 Show ceiling Code AS 1532.3 Show ceiling Code AS 1532.4 Show ceiling Code AS 1532.5 Show ceiling Code AS 1532.6 Show ceiling Code AS 1532.7 Show ceiling Code AS 1532.8 Show ceiling Code AS 1532.9 Show ceiling Code AS 1532.10 Show ceiling Code AS 1532.11 Show ceiling Code AS 1532.12 Show ceiling Code AS 1532.13 Show ceiling Code AS 1532.14 Show ceiling Code AS 1532.15 Show ceiling Code AS 1532.16 Show ceiling Code AS 1532.17 Show ceiling Code AS 1532.18 Show ceiling Code AS 1532.19 Show ceiling Code AS 1532.20 Show ceiling Code AS 1532.21 Show ceiling Code AS 1532.22 Show ceiling Code AS 1532.23 Show ceiling Code AS 1532.24 Show ceiling Code AS 1532.25 Show ceiling Code AS 1532.26 Show ceiling Code AS 1532.27 Show ceiling Code AS 1532.28 Show ceiling Code AS 1532.29 Show ceiling Code AS 1532.30 Show ceiling Code AS 1532.31 Show ceiling Code AS 1532.32 Show ceiling Code AS 1532.33 Show ceiling Code AS 1532.34 Show ceiling Code AS 1532.35 Show ceiling Code AS 1532.36 Show ceiling Code AS 1532.37 Show ceiling Code AS 1532.38 Show ceiling Code AS 1532.39 Show ceiling Code AS 1532.40 Show ceiling Code AS 1532.41 Show ceiling Code AS 1532.42 Show ceiling Code AS 1532.43 Show ceiling Code AS 1532.44 Show ceiling Code AS 1532.45 Show ceiling Code AS 1532.46 Show ceiling Code AS 1532.47 Show ceiling Code AS 1532.48 Show ceiling Code AS 1532.49 Show ceiling Code AS 1532.50 Show ceiling Code AS 1532.51 Show ceiling Code AS 1532.52 Show ceiling Code AS 1532.53 Show ceiling Code AS 1532.54 Show ceiling Code AS 1532.55 Show ceiling Code AS 1532.56 Show ceiling Code AS 1532.57 Show ceiling Code AS 1532.58 Show ceiling Code AS 1532.59 Show ceiling Code AS 1532.60 Show ceiling Code AS 1532.61 Show ceiling Code AS 1532.62 Show ceiling Code AS 1532.63 Show ceiling Code AS 1532.64 Show ceiling Code AS 1532.65 Show ceiling Code AS 1532.66 Show ceiling Code AS 1532.67 Show ceiling Code AS 1532.68 Show ceiling Code AS 1532.69 Show ceiling Code AS 1532.70 Show ceiling Code AS 1532.71 Show ceiling Code AS 1532.72 Show ceiling Code AS 1532.73 Show ceiling Code AS 1532.74 Show ceiling Code AS 1532.75 Show ceiling Code AS 1532.76 Show ceiling Code AS 1532.77 Show ceiling Code AS 1532.78 Show ceiling Code AS 1532.79 Show ceiling Code AS 1532.80 Show ceiling Code AS 1532.81 Show ceiling Code AS 1532.82 Show ceiling Code AS 1532.83 Show ceiling Code AS 1532.84 Show ceiling Code AS 1532.85 Show ceiling Code AS 1532.86 Show ceiling Code AS 1532.87 Show ceiling Code AS 1532.88 Show ceiling Code AS 1532.89 Show ceiling Code AS 1532.90 Show ceiling Code AS 1532.91 Show ceiling Code AS 1532.92 Show ceiling Code AS 1532.93 Show ceiling Code AS 1532.94 Show ceiling Code AS 1532.95 Show ceiling Code AS 1532.96 Show ceiling Code AS 1532.97 Show ceiling Code AS 1532.98 Show ceiling Code AS 1532.99 Show ceiling Code AS 1532.100 Show ceiling Code 	<p>asham pender architecture www.ashampenderarchitecture.com Tel: (02) 62477242 Shop 21, 84 Amersley St, Manly NSW 1507</p>	<p>CLIENT Colbert PROJECT DENHAM'S BEACH DUPLEX LOT 2 DP 773132 @ 217a BEACH ROAD DENHAM'S BEACH NSW</p>	<p>DESCRIPTION SHADOW PLANS 02 PROJECT STATUS AUTHORITIES APPROVAL</p>	<p>SCALE as AS 1 : 500 DATE 12/02/2024 DESIGNED Designer DRAWN MG CHECKED DA01</p>	<p>DATE 12/02/2024 JOB NO J000167 DRAWING NO 072 ISSUE DA01</p>
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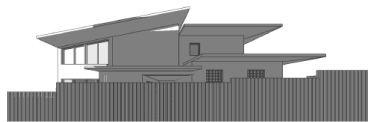


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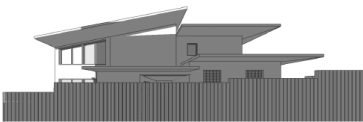


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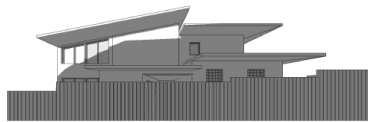
<p>DA01 09.02.24 Authorities Approval</p> <p>ISS DATE ISSUE DESCRIPTION</p>	<p>REV DATE REV DESCRIPTION</p>	<p>NOTES</p> <p>1. Verify all dimensions on site.</p> <p>2. All dimensions to be taken to the center of the building footprint.</p> <p>3. All dimensions to be taken to the center of the building footprint.</p> <p>4. All dimensions to be taken to the center of the building footprint.</p> <p>5. All dimensions to be taken to the center of the building footprint.</p> <p>6. All dimensions to be taken to the center of the building footprint.</p> <p>7. All dimensions to be taken to the center of the building footprint.</p> <p>8. All dimensions to be taken to the center of the building footprint.</p> <p>9. All dimensions to be taken to the center of the building footprint.</p> <p>10. All dimensions to be taken to the center of the building footprint.</p>	<p>adhami pender architecture</p> <p>www.adhamipenderarchitecture.com</p> <p>Tel: (02) 9477242</p> <p>Shop 21, 14 Amersley St, Mosman ACT 2067</p>	<p>CLIENT Colbert</p> <p>PROJECT DENHAM'S BEACH DUPLEX</p> <p>LOT 2 DP 773132 @ 217A BEACH ROAD DENHAM'S BEACH NSW</p>	<p>DESCRIPTION SHADOW PLANS 03</p> <p>PROJECT STATUS AUTHORITIES APPROVAL</p>	<p>SCALE at A3 1 : 500</p> <p>DATE 12/02/2024</p> <p>DESIGNED APA</p> <p>DRAWN MG</p> <p>CHECKED NA</p> <p>ISSUE DA01</p>	<p>JOB NO J000167</p> <p>DRAWING NO 073</p>
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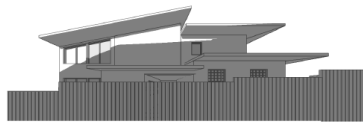
Elevation shadow study - Proposed - June 22 0900



Elevation shadow study - Proposed - June 22 1000



Elev shadow study - Max Permissible Envelope - June 22 900

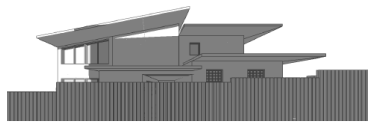


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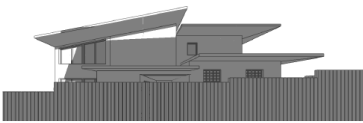


As per the ESC DCP, acceptable solution to the performance criteria for solar access to adjacent development where an existing adjacent dual occupancy has an east - west orientation, solar access to the north facing living room windows to be maintained for a minimum period of 2 hours between 9am and 3pm at the winter solstice; or where less than 2 hours are currently available to the north facing living room windows of existing dwellings, no additional overshadowing shall be permitted.

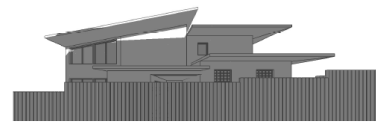
Based on site observations, google 3D mapping and some real estate imagery, we believe the main living spaces for 218A are east facing oriented towards the view and open onto a balcony. There are no north facing windows to living spaces. Balcony has a north facing window like openings that are predominantly opaque and are not significantly overshadowed by the proposed design.



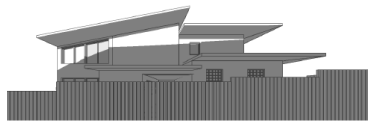
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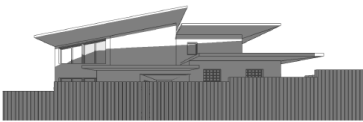
Elevation shadow study - Proposed - June 22 1200



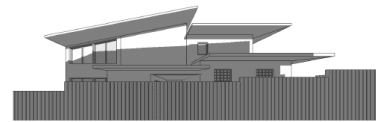
Elevation shadow study - Proposed - June 22 1300



Elev shadow study - Max Permissible Envelope - June 22 1100

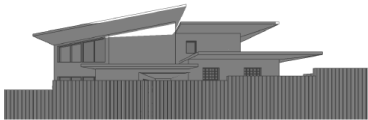


Elev shadow study - Max Permissible Envelope - June 22 1200

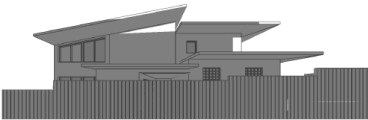


Elev shadow study - Max Permissible Envelope - June 22 1300

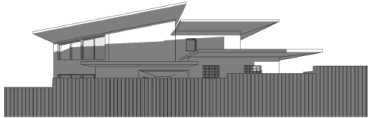
<p>DA01 09.02.24 Authorities Approval</p> <p>ISS DATE ISSUE DESCRIPTION</p>	<p>REV DATE REV DESCRIPTION</p>	<p>NOTES</p> <p>1. Verify all dimensions on site.</p> <p>2. All dimensions to be taken to the center of the building footprint.</p> <p>3. All dimensions to be taken to the center of the building footprint.</p> <p>4. All dimensions to be taken to the center of the building footprint.</p> <p>5. All dimensions to be taken to the center of the building footprint.</p> <p>6. All dimensions to be taken to the center of the building footprint.</p> <p>7. All dimensions to be taken to the center of the building footprint.</p> <p>8. All dimensions to be taken to the center of the building footprint.</p> <p>9. All dimensions to be taken to the center of the building footprint.</p> <p>10. All dimensions to be taken to the center of the building footprint.</p>	<p>adhami pender architecture</p> <p>www.adhamipenderarchitecture.com</p> <p>Tel: (02) 9477242</p> <p>Shop 21, 14 Amersley St, Mosman ACT 2067</p>	<p>CLIENT Colbert</p> <p>PROJECT DENHAM'S BEACH DUPLEX</p> <p>LOT 2 DP 773132 @ 217A BEACH ROAD DENHAM'S BEACH NSW</p>	<p>DESCRIPTION SHADOW ELEVATIONS 01</p> <p>PROJECT STATUS AUTHORITIES APPROVAL</p>	<p>SCALE at A3 1 : 500</p> <p>DATE 12/02/2024</p> <p>DESIGNED APA</p> <p>DRAWN MG</p> <p>CHECKED NA</p> <p>ISSUE DA01</p>	<p>JOB NO J000167</p> <p>DRAWING NO 074</p>
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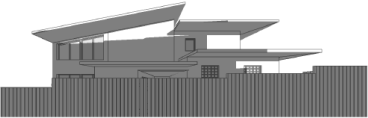
Elevation shadow study - Proposed - June 22 1400



Elevation shadow study - Proposed - June 22 1500



Elev shadow study - Max Permissible Envelope - June 22 1400



Elev shadow study - Max Permissible Envelope - June 22 1500

DA01 06.02.24 Authorities Approval																																																								
ISS	DATE	ISSUE DESCRIPTION	REV	DATE	REV DESCRIPTION	<div>NOTES</div> <div>Verify all dimensions on site</div> <div>Use Dimensions 2D NOT SCALE</div> <div>Refer to completion of works, certificates & approvals as required and fully stated</div> <div>1. Confirmation of Planning, & Structure</div> <div>2. Soil Testing</div> <div>3. Temporary Protection</div> <div>4. Working Certificate</div> <div>5. Hoarding Certificate</div> <div>6. Hoarding Permit</div> <div>7. Electrical Permit</div> <div>8. Certificate of Occupancy</div> <div>As works are to comply with the Building Code of Australia and relevant Australian Standards, building and installation to:</div> <div>• AS 1171.2.2 Structural Code</div> <div>• AS 1288 Slabs in concrete, section and installation</div> <div>• AS 2885.1 Framing system</div> <div>• AS 2885.2 Framing Code</div> <div>• AS/NZS 4557 Plumbing, Drainage & Gas</div> <div>• AS 2885.3 Framing system</div> <div>• AS 2885.4 Slab and ceiling</div> <div>• AS 2885.5 Slab and ceiling</div> <div>• AS 2885.6 Slab and ceiling</div> <div>• AS 2885.7 Slab and ceiling</div> <div>• AS 2885.8 Slab and ceiling</div> <div>• AS 2885.9 Slab and ceiling</div> <div>• AS 2885.10 Slab and ceiling</div> <div>• AS 2885.11 Slab and ceiling</div> <div>• AS 2885.12 Slab and ceiling</div> <div>• AS 2885.13 Slab and ceiling</div> <div>• AS 2885.14 Slab and ceiling</div> <div>• AS 2885.15 Slab and ceiling</div> <div>• AS 2885.16 Slab and ceiling</div> <div>• AS 2885.17 Slab and 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<div>• AS 2885.42 Slab and ceiling</div> <div>• AS 2885.43 Slab and ceiling</div> <div>• AS 2885.44 Slab and ceiling</div> <div>• AS 2885.45 Slab and ceiling</div> <div>• AS 2885.46 Slab and ceiling</div> <div>• AS 2885.47 Slab and ceiling</div> <div>• AS 2885.48 Slab and ceiling</div> <div>• AS 2885.49 Slab and ceiling</div> <div>• AS 2885.50 Slab and ceiling</div> <div>• AS 2885.51 Slab and ceiling</div> <div>• AS 2885.52 Slab and ceiling</div> <div>• AS 2885.53 Slab and ceiling</div> <div>• AS 2885.54 Slab and ceiling</div> <div>• AS 2885.55 Slab and ceiling</div> <div>• AS 2885.56 Slab and ceiling</div> <div>• AS 2885.57 Slab and ceiling</div> <div>• AS 2885.58 Slab and ceiling</div> <div>• AS 2885.59 Slab and ceiling</div> <div>• AS 2885.60 Slab and ceiling</div> <div>• AS 2885.61 Slab and ceiling</div> <div>• AS 2885.62 Slab and ceiling</div> <div>• AS 2885.63 Slab and ceiling</div> <div>• AS 2885.64 Slab and ceiling</div> <div>• AS 2885.65 Slab and ceiling</div> <div>• AS 2885.66 Slab and ceiling</div> <div>• AS 2885.67 Slab and ceiling</div> <div>• AS 2885.68 Slab and ceiling</div> <div>• AS 2885.69 Slab and ceiling</div> <div>• AS 2885.70 Slab and ceiling</div> <div>• AS 2885.71 Slab and ceiling</div> <div>• AS 2885.72 Slab and ceiling</div> <div>• AS 2885.73 Slab and ceiling</div> <div>• AS 2885.74 Slab and ceiling</div> <div>• AS 2885.75 Slab and ceiling</div> <div>• AS 2885.76 Slab and ceiling</div> <div>• AS 2885.77 Slab and ceiling</div> <div>• AS 2885.78 Slab and ceiling</div> <div>• AS 2885.79 Slab and ceiling</div> <div>• AS 2885.80 Slab and ceiling</div> <div>• AS 2885.81 Slab and ceiling</div> <div>• AS 2885.82 Slab and ceiling</div> <div>• AS 2885.83 Slab and ceiling</div> <div>• AS 2885.84 Slab and ceiling</div> <div>• AS 2885.85 Slab and ceiling</div> <div>• AS 2885.86 Slab and ceiling</div> <div>• AS 2885.87 Slab and ceiling</div> <div>• AS 2885.88 Slab and ceiling</div> <div>• AS 2885.89 Slab and ceiling</div> <div>• AS 2885.90 Slab and 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NSW</td><td colspan="6">PROJECT STATUS AUTHORITIES APPROVAL</td><td colspan="2">CHECKED NA</td><td colspan="2">ISSUE DA01</td></tr>			CLIENT Colbert						DESCRIPTION SHADOW ELEVATIONS 02						SCALE as A3		DATE 12/02/2024		PROJECT DENHAMS BEACH DUPLEX						DESIGNED APA						JOB NO J000167		DRAWING NO 075		LOT 2 DP 773132 @ 217a BEACH ROAD DENHAMS BEACH NSW						PROJECT STATUS AUTHORITIES APPROVAL						CHECKED NA		ISSUE DA01	
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