

DENHAMS BEACH DUPLEX

217A BEACH ROAD, DENHAMS BEACH, NSW

No	Sheet Name	Issue	Issue Date
000	COVER PAGE/PRECINCT PLAN	DA01	13/05/2024
001	BASIX COMMITMENTS	DA01	18/08/2023
002	BASIX COMMITMENTS	DA01	18/08/2023
003	BASIX COMMITMENTS	DA01	18/08/2023
010	DRAFT PLAN OF SUBDIVISION	DA01	13/05/2024
011	DEMOLITION SITE PLAN 1-200	DA01	13/05/2024
013	SITE PLAN 1-200	DA01	13/05/2024
015	SITE ANALYSIS PLAN	DA01	13/05/2024
016	LANDSCAPE PLAN	DA01	13/05/2024

No	Sheet Name	Issue	Issue Date
027	PROPOSED RETAINING WALLS & BEACH SHED DIAGRAM	DA01	13/05/2024
028	PROPOSED RETAINING WALLS & BEACH SHED SECTIONS	DA01	13/05/2024
071	SHADOW PLANS 01	DA01	12/02/2024
072	SHADOW PLANS 02	DA01	12/02/2024
073	SHADOW PLANS 03	DA01	12/02/2024
074	SHADOW ELEVATIONS 01	DA01	12/02/2024
075	SHADOW ELEVATIONS 02	DA01	12/02/2024
080	PUBLIC NOTIFICATION PLAN	DA01	13/05/2024
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090	DRIVEWAY PLAN	DA01	12/02/2024
110	L0 FLOOR PLAN	DA01	12/02/2024
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No	Sheet Name	Issue	Issue Date
130	ROOF PLAN	DA01	12/02/2024
135	BEACH SHED	DA01	13/05/2024
201	ELEVATIONS 01	DA01	12/02/2024
202	ELEVATIONS 02	DA01	12/02/2024
203	ELEVATION 03	DA01	12/02/2024
204	ELEVATIONS 04	DA01	12/02/2024
301	SECTIONS 01	DA01	12/02/2024
302	SECTIONS 02	DA01	12/02/2024
303	SECTIONS 03	DA01	12/02/2024
600	MATERIAL SCHEDULE	DA01	16/08/2023
900	EXTERNAL PERSPECTIVES 01	DA01	13/05/2024

ISS	DATE	ISSUE DESCRIPTION
DA01	10.08.2023	Authorities Approval
SK01	30.11.22	Sketch Design

REV.	DATE	DESCRIPTION
5	13.05.24	Response to Council's RFIs
4	12.02.24	Response to council's RFI
3	07.08.23	revised post Civil coordination
2	25.05.23	Draft DA for review
1	15.02.23	layout updates

NOTES
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 • HOUSING PROVISIONS OF THE BUILDING CODE OF AUSTRALIA:
 • PART 3.3: MASONRY
 • PART 3.7: FIRE SAFETY
 • PART 3.8: WC DOOR
 • PART 3.9: STAIRS AND BALUSTRADES



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PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
 @217a BEACH ROAD
 DENHAMS BEACH NSW

DESCRIPTION
COVER PAGE/PRECINCT PLAN

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3

DESIGNED
 APA

DRAWN
 MG

CHECKED
 NA

DATE
 13/05/2024

JOB NO
J000167

DRAWING NO
000

ISSUE
DA01

Project address	
Project name	217A Beach Rd HEC1427
Street address	217A Beach Road Denhams Beach 2536
Local Government Area	Eurobodalla Shire Council
Plan type and plan number	deposited 773132
Lot no.	2
Section no.	-
Project type	
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	0
No. of single dwelling houses	2
Site details	
Site area (m ²)	1069
Roof area (m ²)	250
Non-residential floor area (m ²)	0.0
Residential car spaces	2
Non-residential car spaces	0

Description of project

The tables below describe the dwellings and common areas within the project

Single dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1	3	186.0	18.0	50.0	0.0
2	3	186.0	16.0	36.0	0.0

Dwelling no.	Fixtures					Appliances		Individual pool			Individual spa			
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	4 star	4 star	no	-	-	-	-	-	-	-	-	-

DA01 18.08.2023 Authorities Approval

ISS	DATE	ISSUE DESCRIPTION	REV. DATE	REV DESCRIPTION



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PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
@ 217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
BASIX COMMITMENTS
1

PROJECT STATUS
AUTHORITIES APPROVAL

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DRAWING NO
001

ISSUE
DA01

Common area landscape	
Common area lawn (m ²)	0.0
Common area garden (m ²)	420.0
Area of indigenous or low water use species (m ²)	0.0
Assessor details	
Assessor number	DMN/18/4423
Certificate number	HR-IYKP3D-02
Climate zone	18
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No
Project score	
Water	✓ 40 Target 40
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 51 Target 50

Alternative water source								
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	individual water tank (no. 1)	Tank size (min) 2500.0 litres	To collect run-off from at least: 100.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area.	yes	yes	yes	no	no
None	-	-	-	-	-	-	-	-

Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	electric heat pump - air sourced fewer than 15 STCs	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting					Natural lighting		
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning 2.5 Star (old label)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	3	yes			

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	electric cooktop & electric oven	-	no	-	-	-	no	yes



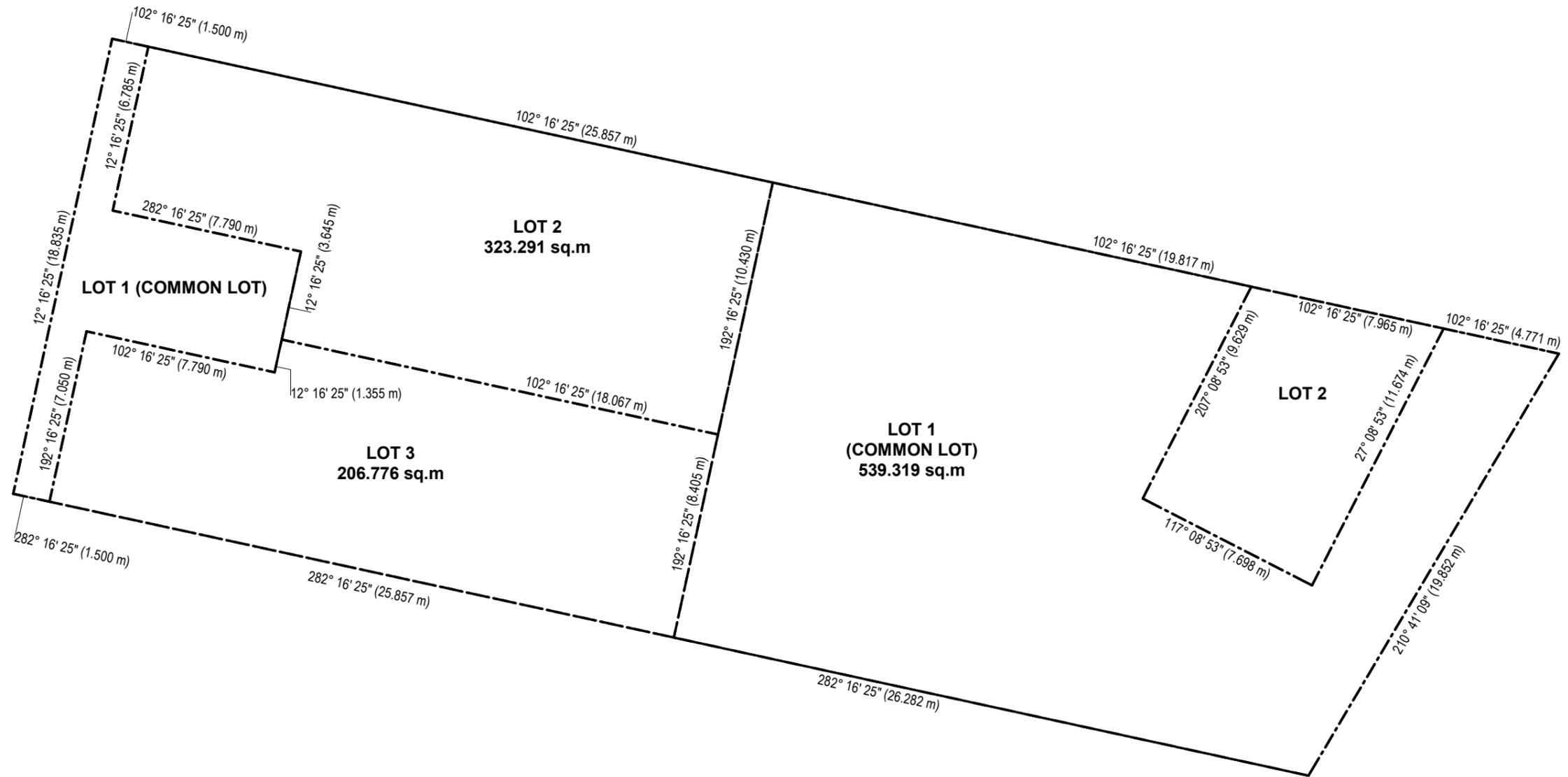
	Alternative energy
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
1	2.3
All other dwellings	-

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
1	51.4	11.2
All other dwellings	70.6	16.1

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground(m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)	Suspended floor above garage (m ²)	Primarily rammed earth or mudbrick walls
1	61	-	-	-	No
Dwelling no.	Concrete slab on ground(m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)	Suspended floor above garage (m ²)	Primarily rammed earth or mudbrick walls
All other dwellings	65	-	-	-	No

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility





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2	13.05.24	Response to Council's RFIs
1	12.02.24	Response to council's RFI

NOTES

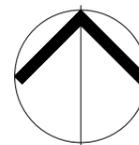
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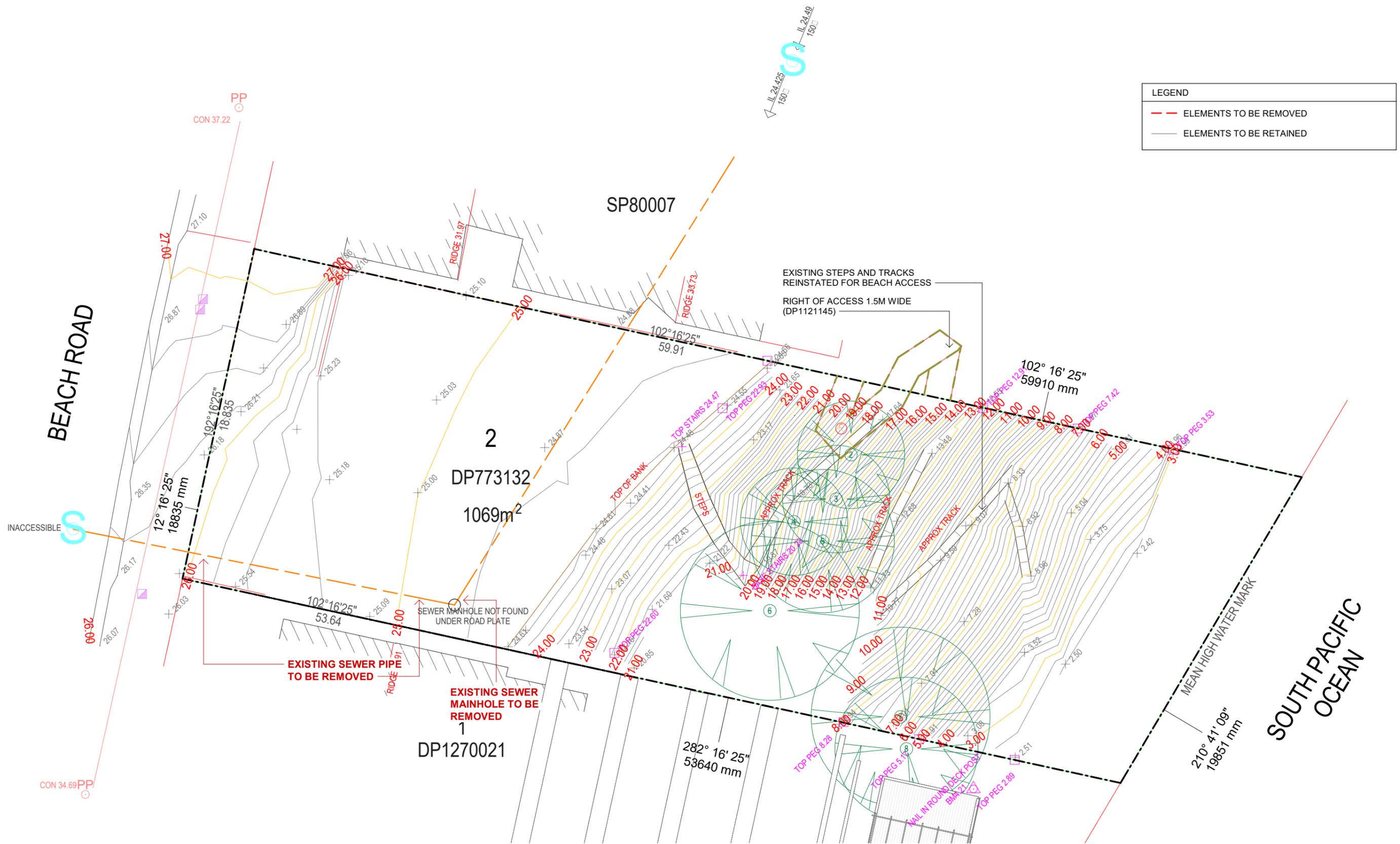
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PROJECT
DENHAMS BEACH DUPLEX
LOT 2 DP 773132
@ 217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
DRAFT PLAN OF SUBDIVISION
PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 200
DESIGNED
APA
DRAWN
MG
CHECKED
NA
DATE
13/05/2024
JOB NO
J000167
DRAWING NO
010
ISSUE
DA01



LEGEND	
---	ELEMENTS TO BE REMOVED
---	ELEMENTS TO BE RETAINED

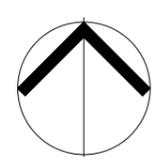
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DA01	10.08.2023	Authorities Approval
SK01	24.05.23	PRE DA REVIEW

REV	DATE	DESCRIPTION
4	13.05.24	Response to Council's RFIs
3	12.02.24	Response to council's RFI
2	05.09.23	Response to council RFI
1	07.08.23	revised post Civil coordination

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DENHAMS BEACH DUPLEX

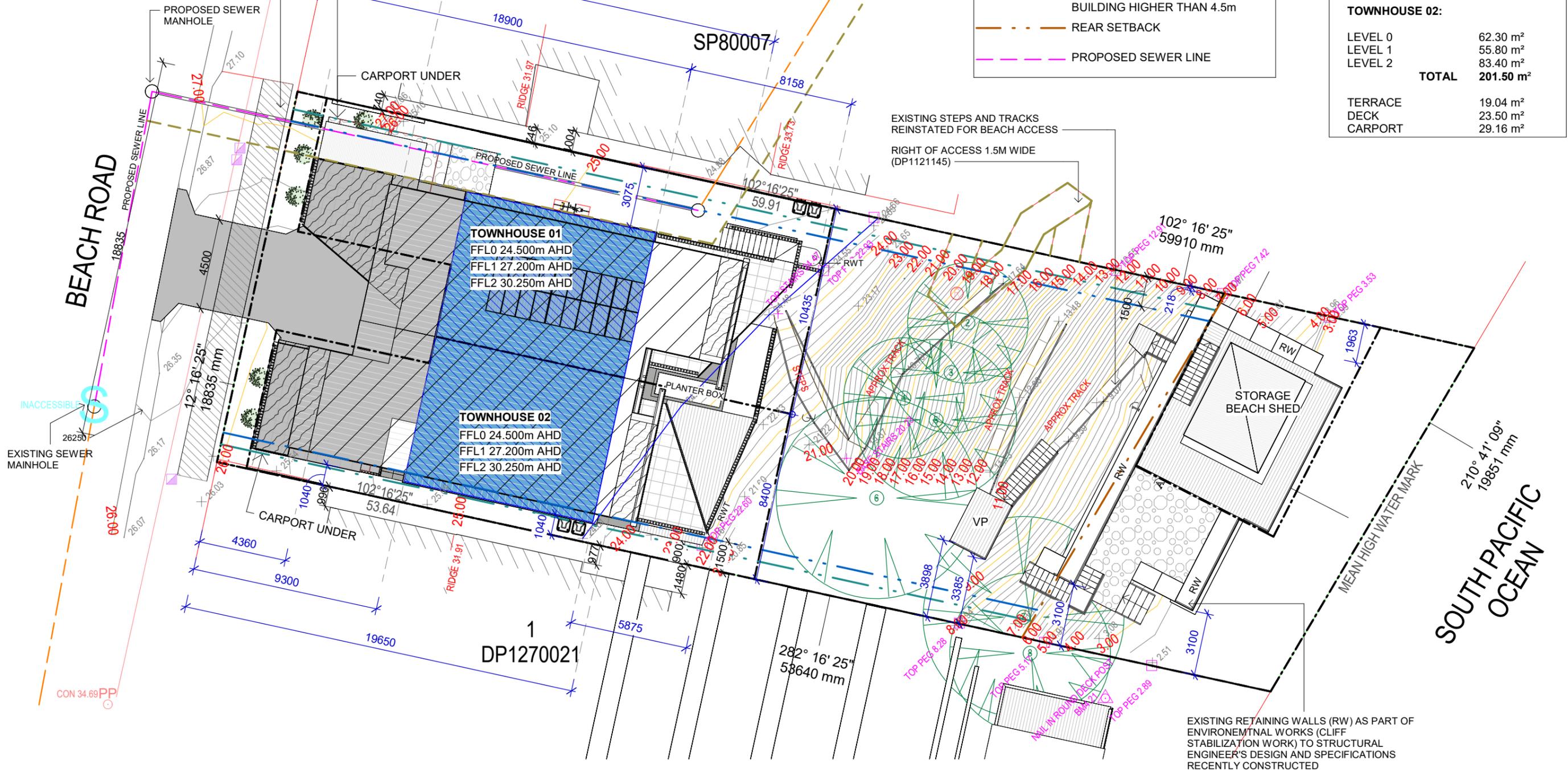
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DESCRIPTION
DEMOLITION SITE PLAN
 1-200

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3	DATE
1 : 200	13/05/2024
DESIGNED APA	JOB NO J000167
DRAWN MG	DRAWING NO 011
CHECKED NA/AH	ISSUE DA01

1.5m WIDE FOOTPATH TO ALIGN WITH EXISTING FOOTPATH TO NORTH AND SOUTH. FOR DETAILS REFER TO CIVIL ENGINEER'S DESIGN AND DOCUMENTATION.



TOTAL SITE AREA	1069 m ²
SITE ZONE	R2
TOWNHOUSE 01	
LEVEL 0	62.30 m ²
LEVEL 1	55.50 m ²
LEVEL 2	87.00 m ²
TOTAL	204.8m²
TERRACE	28.02 m ²
DECK	35.3 m ²
CARPORY	29.16 m ²
STORAGE SHED	20.00m ²
TOWNHOUSE 02:	
LEVEL 0	62.30 m ²
LEVEL 1	55.80 m ²
LEVEL 2	83.40 m ²
TOTAL	201.50 m²
TERRACE	19.04 m ²
DECK	23.50 m ²
CARPORY	29.16 m ²

BEACH ROAD

SOUTH PACIFIC OCEAN

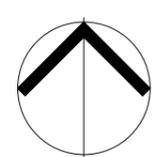
ISS	DATE	ISSUE DESCRIPTION
DA01	10.08.2023	Authorities Approval
SK01	30.11.22	Sketch Design

REV	DATE	REV DESCRIPTION
8	13.05.24	Response to Council's RFIs
7	12.02.24	Response to council's RFI
6	14.11.23	Issued to surveyor
5	05.09.23	Response to council RFI
4	07.08.23	revised post Civil coordination
3	05.07.23	Revised Draft DA
2	25.05.23	Draft DA for review
1	15.02.23	layout updates

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LOT 2 DP 773132
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DESCRIPTION
SITE PLAN 1-200

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
 1 : 200

DESIGNED
 APA

DRAWN
 MG

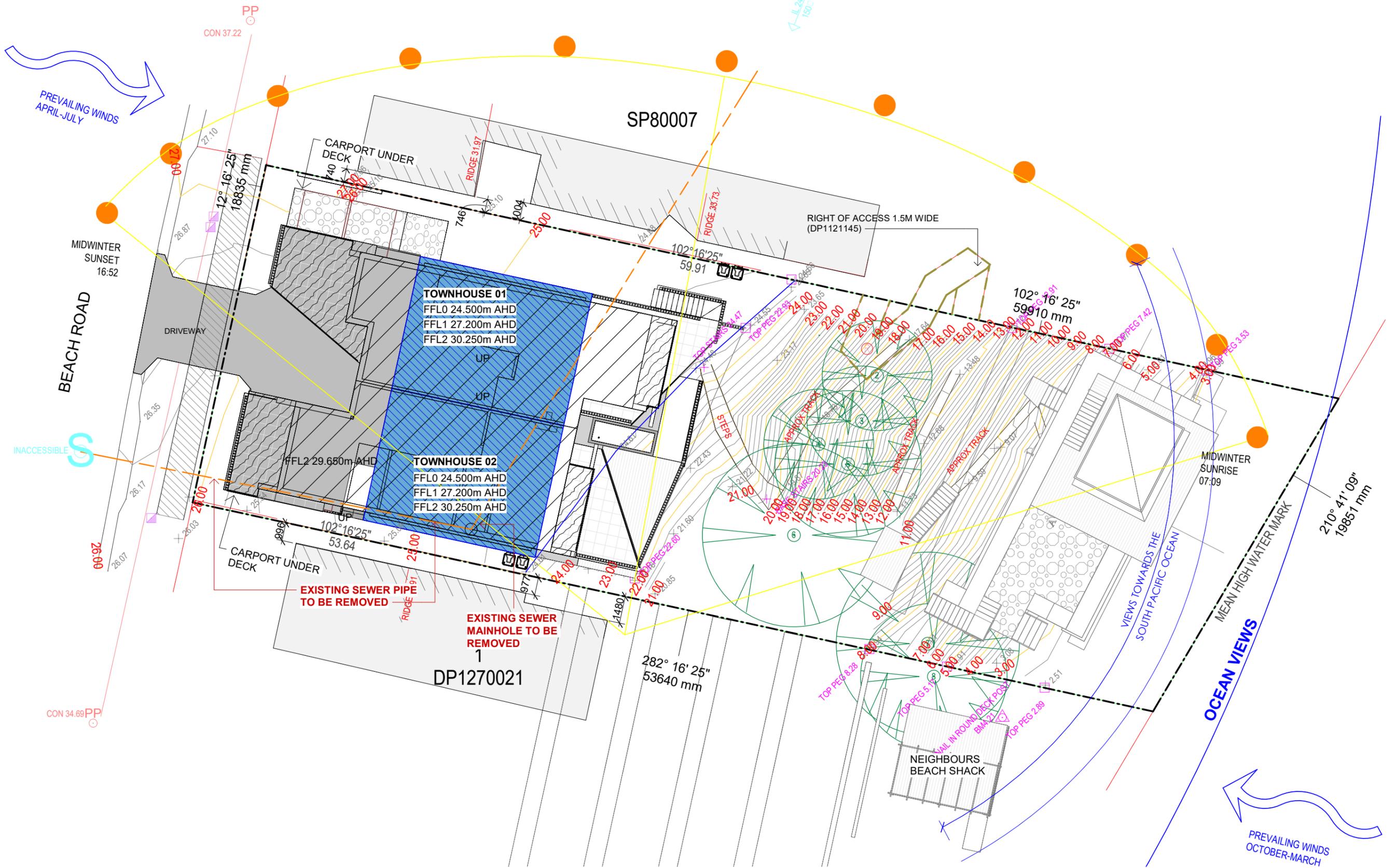
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DATE
 13/05/2024

JOB NO
J000167

DRAWING NO
013

ISSUE
DA01



ISS	DATE	ISSUE DESCRIPTION
DA01	10.08.2023	Authorities Approval
SK01	24.05.23	PRE DA REVIEW

REV.	DATE	DESCRIPTION
4	13.05.24	Response to Council's RFIs
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APA

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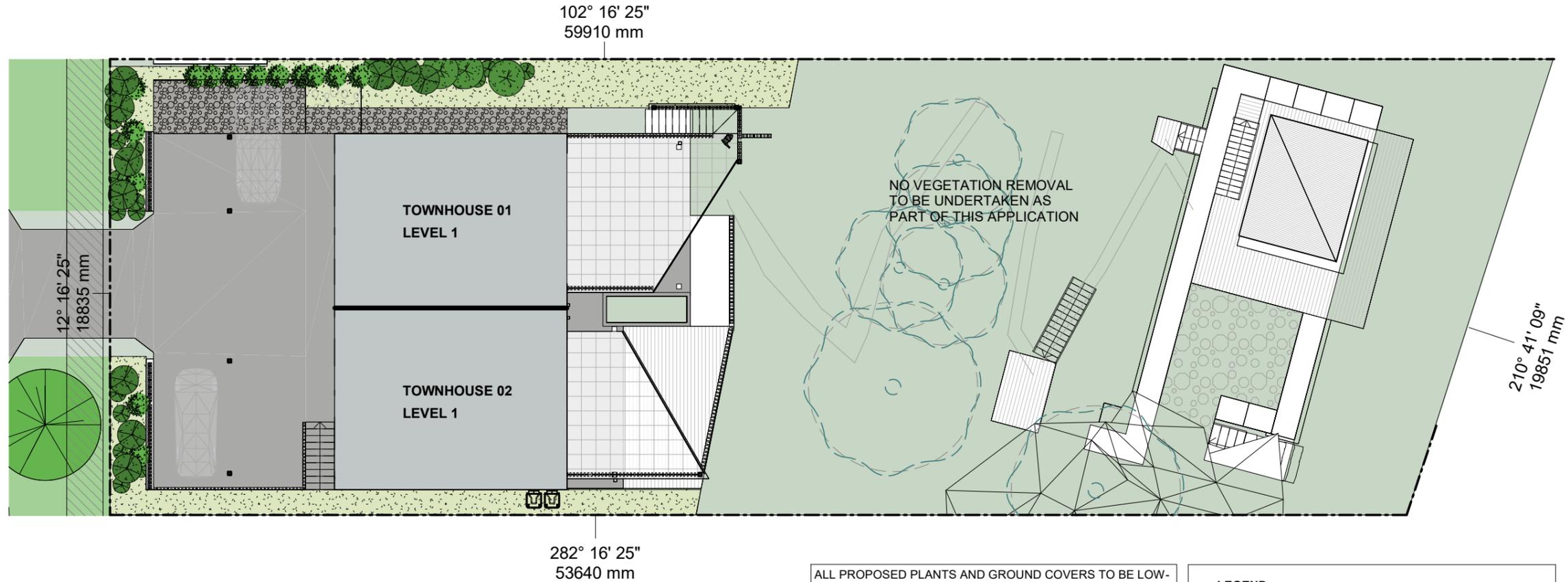
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DRAWING NO
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DA01



ALL PROPOSED PLANTS AND GROUND COVERS TO BE LOW-MAINTENANCE NATIVE PLANTS.

LANDSCAPE MAINTENANCE PLAN:

- WATERING SCHEDULE: WEEKLY FOR THE 1ST 6 WEEKS, 2-3 WEEKS THEREAFTER.
- FERTILISING: ONCE EVERY 2 MONTHS FOR THE 1ST 6 MONTHS AND EVERY 6 MONTHS THEREAFTER.
- PRUNING: EVERY 12 MONTHS.

MINIMUM SOIL STANDARD TO BE IN ACCORDANCE WITH LRHDDG FOR RELEVANT PLANT SIZE.

LEGEND

- SEMI PERMIABLE DRIVEWAY
- CRUSHED GRAVEL
- NATIVE NATURAL LAWN : Kangaroo Grass (Themeda triandra syn. T. australis) or similar
- NATIVE NATURAL GROUND COVER
- NATIVE SMALL AND MEDIUM PLANTING: Coastal Banksia or similar, Blue flax lily (Dianella) or similar, Native Fuchsia or similar, Native Sarsaparilla or similar, Native Rosemary (Westringia fruticosa) or similar
- NATIVE MEDIUM SIZED TREE - MATURES AT APROX 5m: Water Gum (Tristaniopsis laurina) or Similar
- EXISTING LARGE SIZE TREES

SITE AREA:	1069m ²
SOFT LANDSCAPE AREA	541.603m ²
% LANDSCAPE AREA:	50.66%

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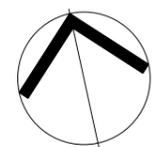
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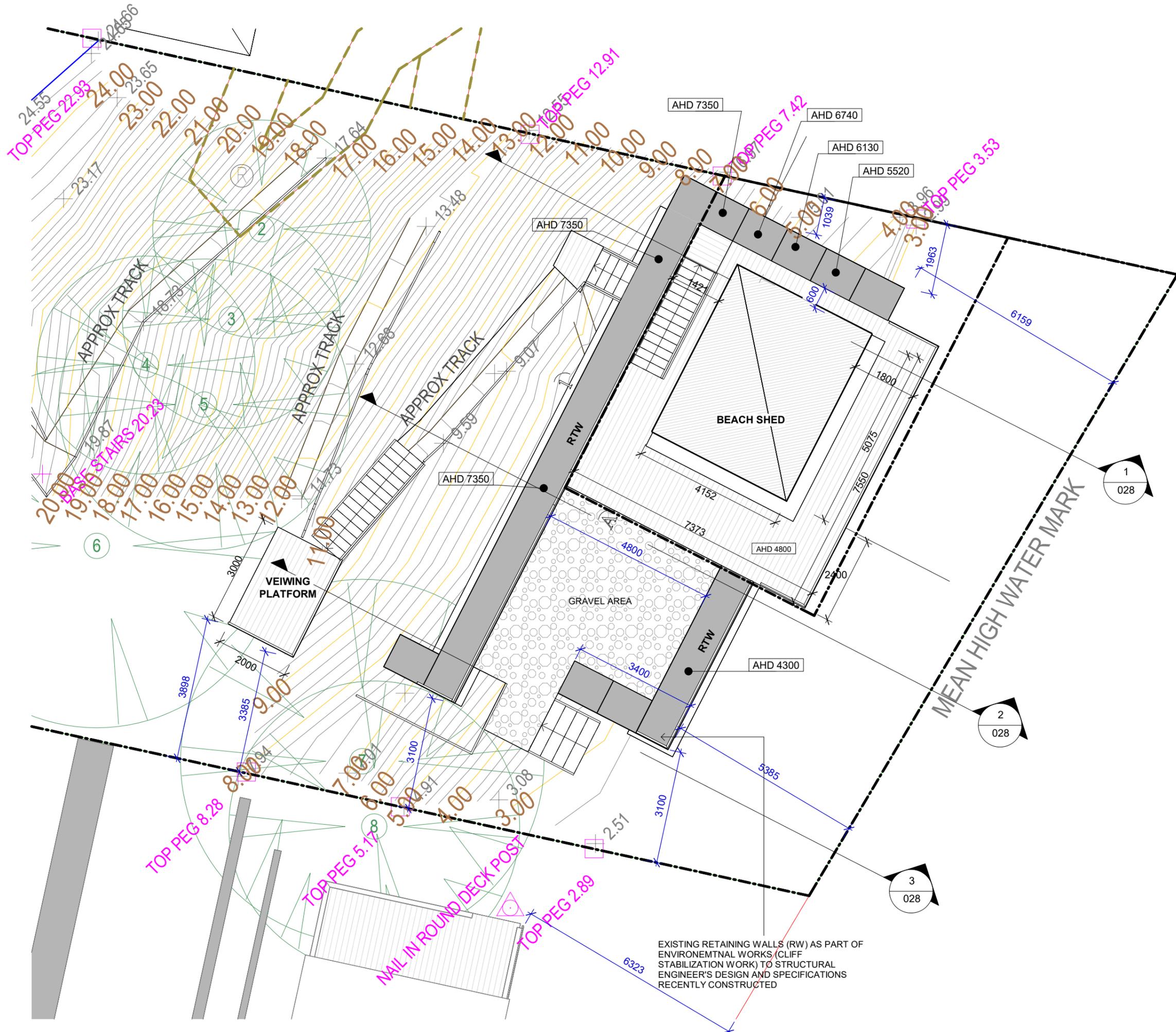
PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
@217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
LANDSCAPE PLAN

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3 1 : 200	DATE 13/05/2024
DESIGNED APA	JOB NO J000167
DRAWN APA	DRAWING NO 016
CHECKED NA	ISSUE DA01



EXISTING RETAINING WALLS (RW) AS PART OF ENVIRONMENTAL WORKS (CLIFF STABILIZATION WORK) TO STRUCTURAL ENGINEER'S DESIGN AND SPECIFICATIONS RECENTLY CONSTRUCTED

ISS	DATE	ISSUE DESCRIPTION
-----	------	-------------------

2	13.05.24	Response to Council's RFIs
1	01.02.24	RW design revised

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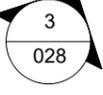
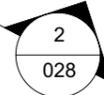
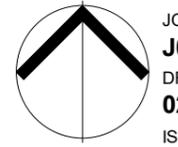
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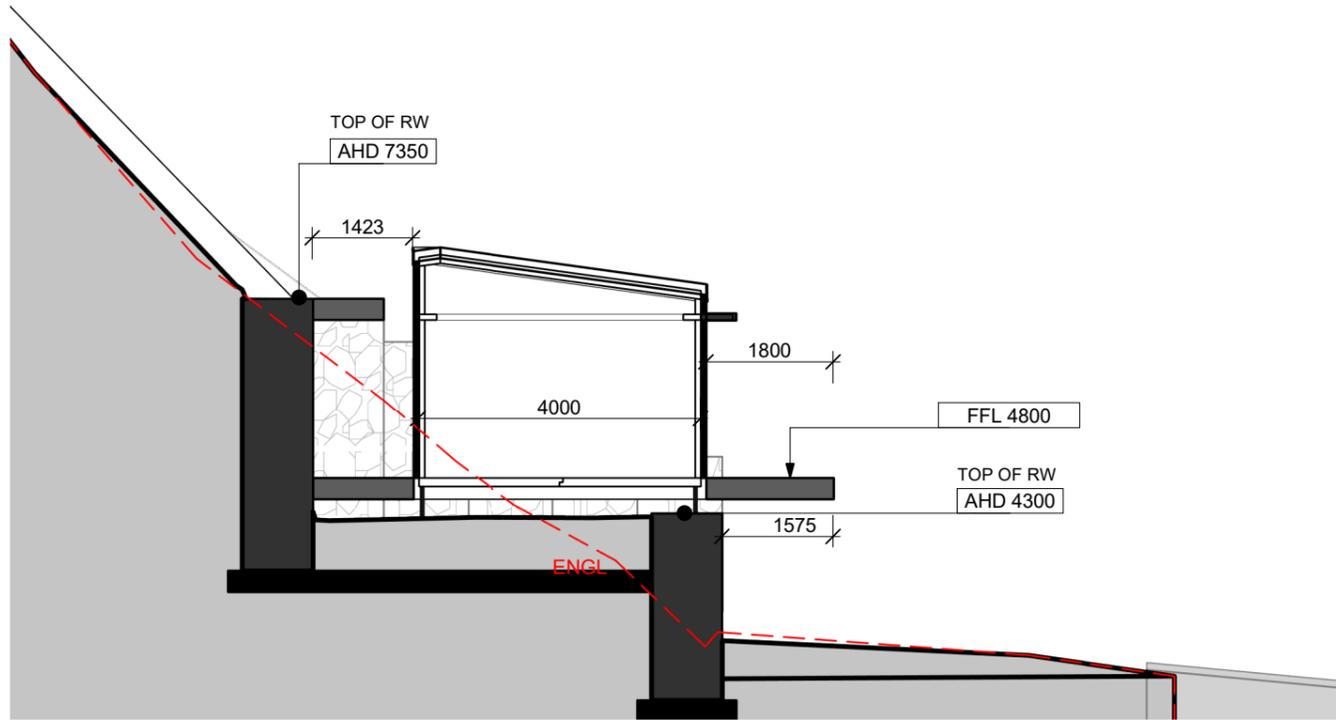
DESCRIPTION
PROPOSED RETAINING WALLS & BEACH SHED DIAGRAM

PROJECT STATUS
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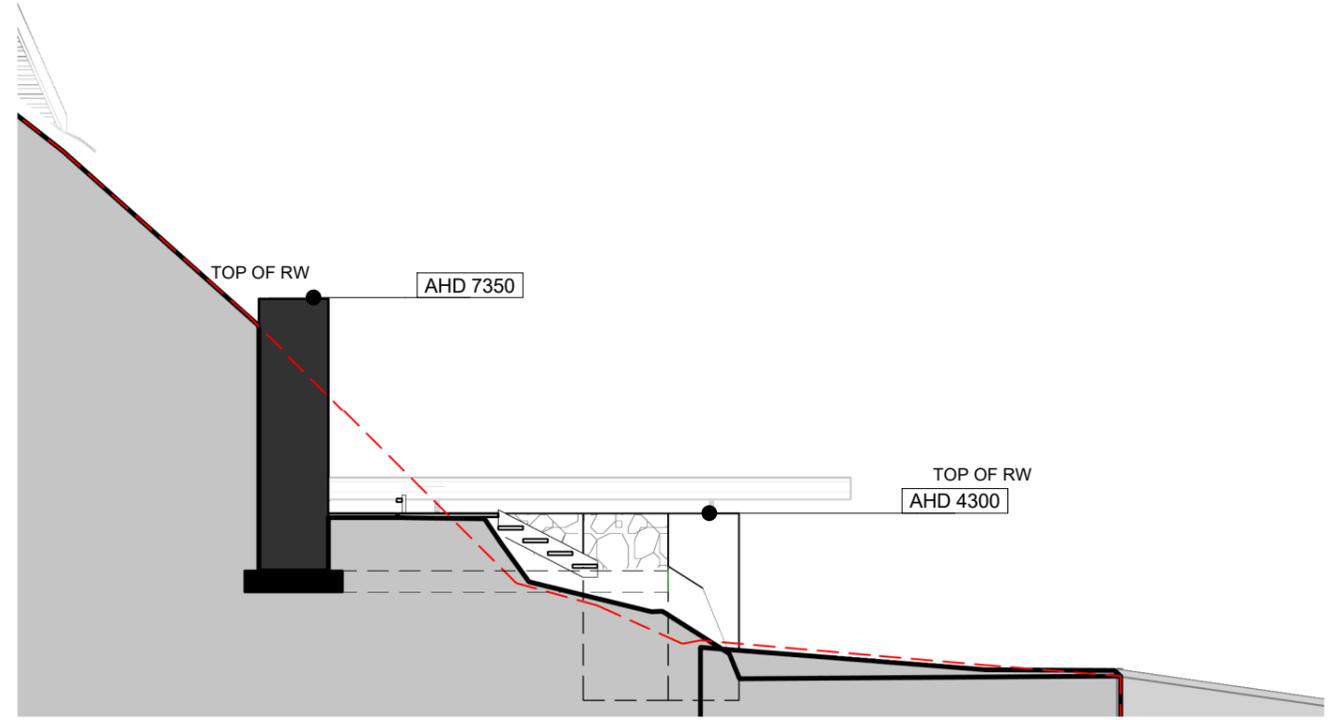
SCALE at A3 1 : 100	DATE 13/05/2024
DESIGNED APA	JOB NO J000167
DRAWN MG	DRAWING NO 027
CHECKED NA	ISSUE DA01



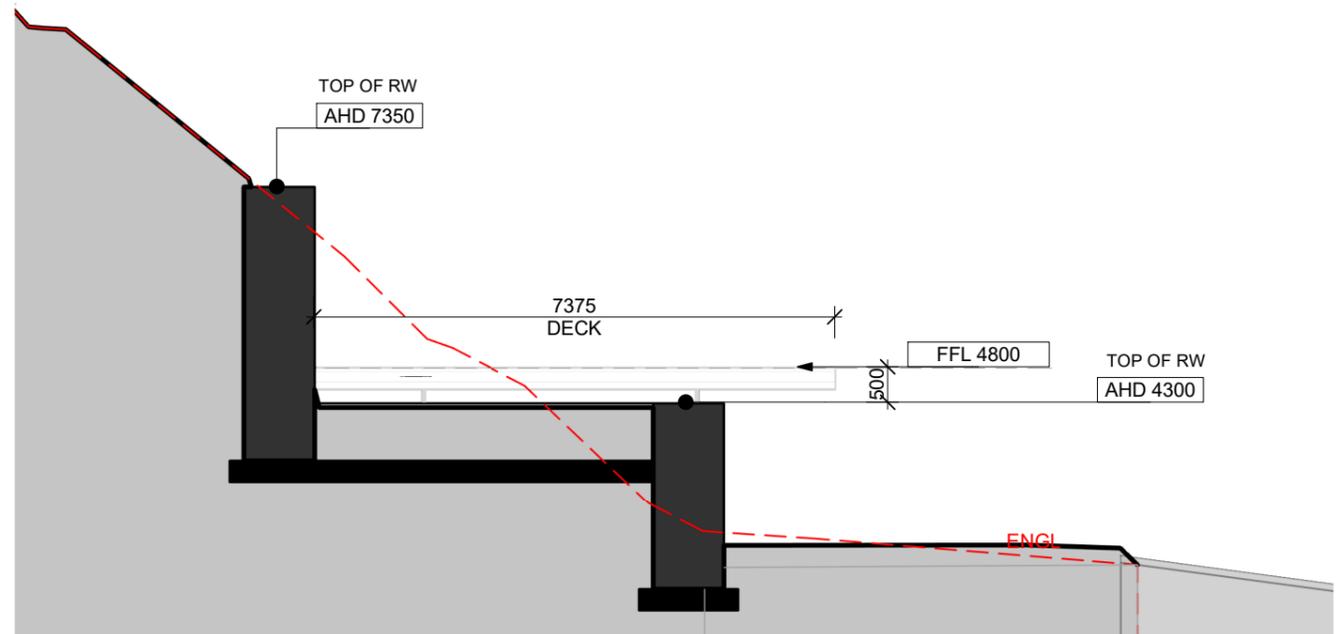
13/05/2024 1:28:05 PM



Site Section 01 -RW
1 : 100



Site Section 03 -RW
1 : 100



Site Section 02 - RW
1 : 100

ISS	DATE	ISSUE DESCRIPTION	REV	DATE	REV DESCRIPTION
	13.05.24	Response to Council's RFIs	2		
	01.02.24	RW design revised	1		



CLIENT
Colbert

PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
@ 217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
PROPOSED RETAINING WALLS & BEACH SHED SECTIONS

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 100

DESIGNED
APA

DRAWN
MG

CHECKED
NA

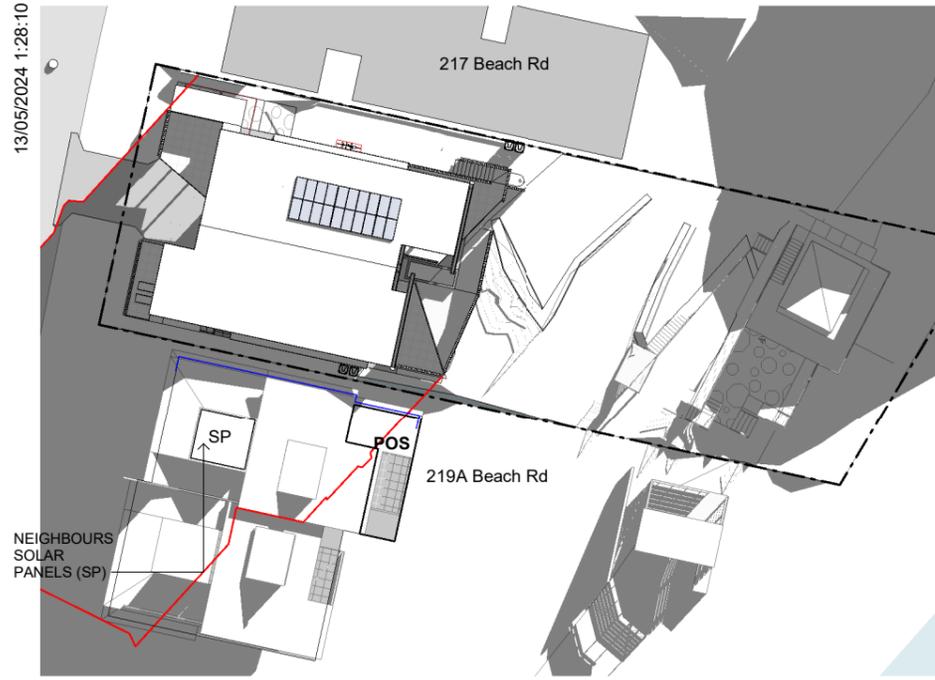
DATE
13/05/2024

JOB NO
J000167

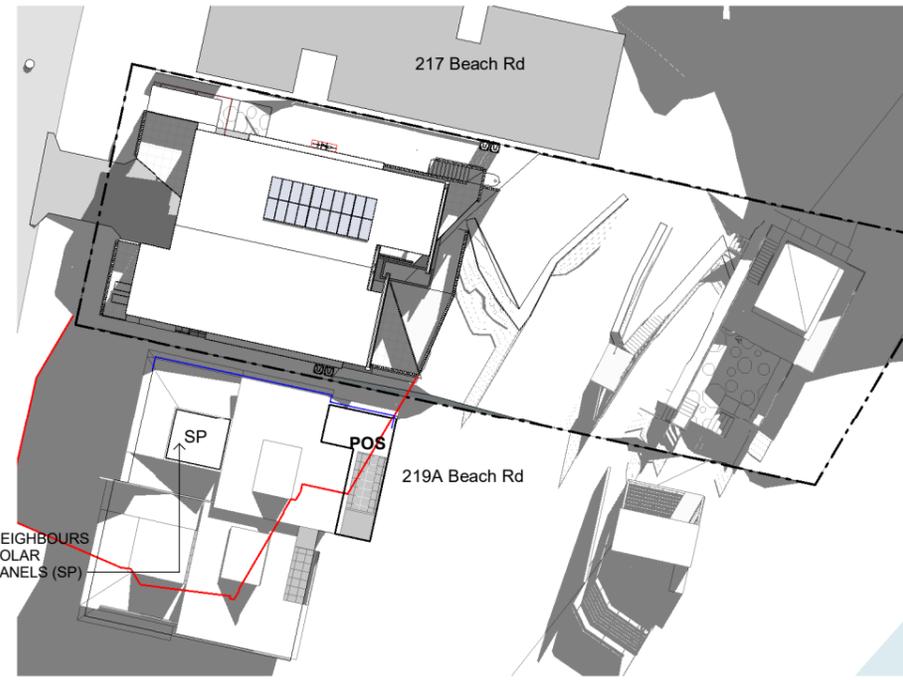
DRAWING NO
028

ISSUE
DA01

13/05/2024 1:28:10 PM



site shadows - Proposed - June 22 0900
1 : 500



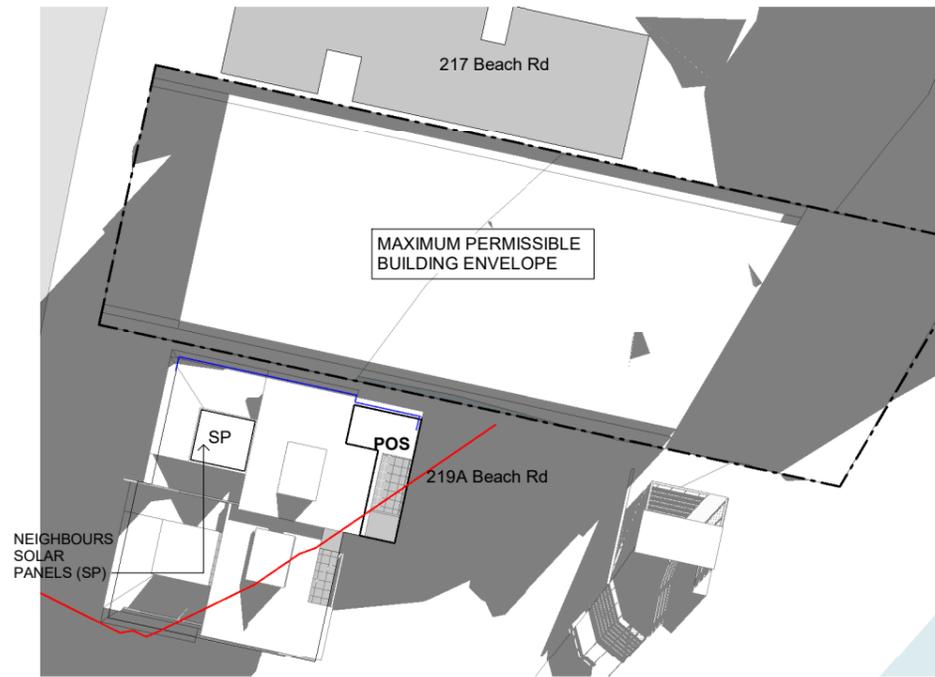
site shadows - Proposed - June 22 1000
1 : 500

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 plain 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.

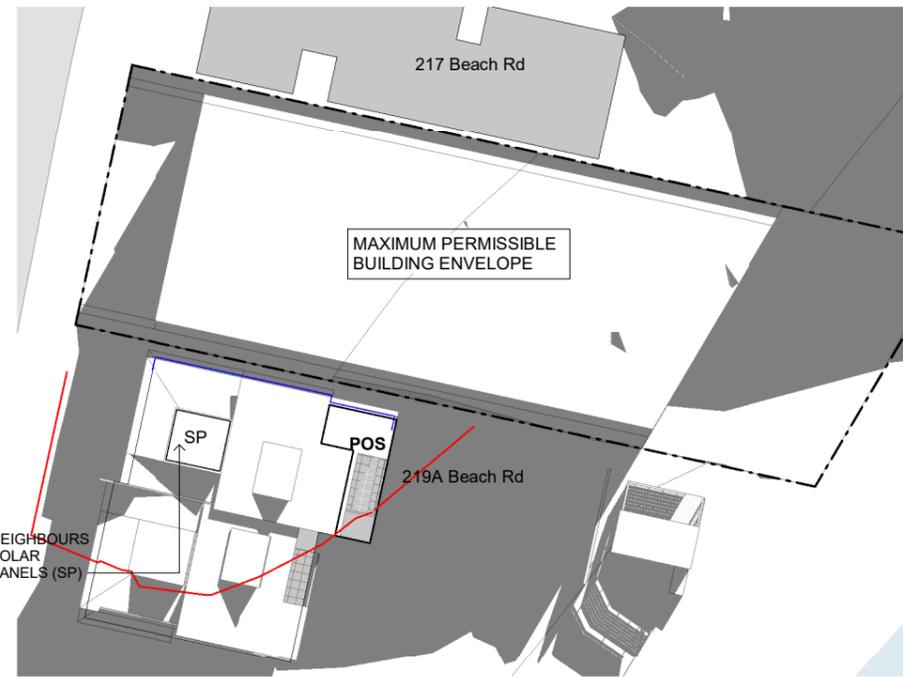
Casted shadows are outlined in **RED** ———

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 8.5m 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 realestate 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.



site shadows - Max Permissible Envelope - June 22 0900
1 : 500



site shadows - Max Permissible Envelope - June 22 1000
1 : 500

ISS	DATE	ISSUE DESCRIPTION
DA01	10.08.2023	Authorities Approval
SK01	24.05.23	PRE DA REVIEW

REV	DATE	REV DESCRIPTION
2	12.02.24	Response to council's RFI
1	07.08.23	revised post Civil coordination

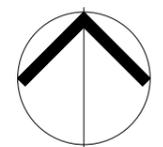
NOTES
Verify all dimensions on site
Use Dimensions DO NOT SCALE
Prior to completion of works, certificates to be provided to architect and home owner:

1. Certification of Footings, & Structure
2. Wet Sealing
3. Termite Protection
4. Glazing Certificate
5. Insulation Certificate
6. Plumbing Final
7. Electrical Final
8. Certificate of Occupancy

All works are to comply with the Building Code of Australia and referenced Australian Standards, including and not limited to:

- AS 1170.3: Snow Loading Code
- AS 1288: Glass in buildings, section and installation
- AS 1684: Framing Code
- AS/NZ 3500 Plumbing, Drainage & Gas
- AS 3600: 1: Termite protection
- AS 3740: Waterproofing of domestic wet areas
- AS 3786: Smoke Alarms
- HOUSING PROVISIONS OF THE BUILDING CODE OF AUSTRALIA:
 - PART 3.3: MASONRY
 - PART 3.7: FIRE SAFETY
 - PART 3.8: WC DOOR
 - PART 3.9: STAIRS AND BALUSTRADES

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CLIENT
Colbert

PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
@217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
SHADOW PLANS 01

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 500

DESIGNED
APA

DRAWN
MG

CHECKED
NA

DATE
12/02/2024

JOB NO
J000167

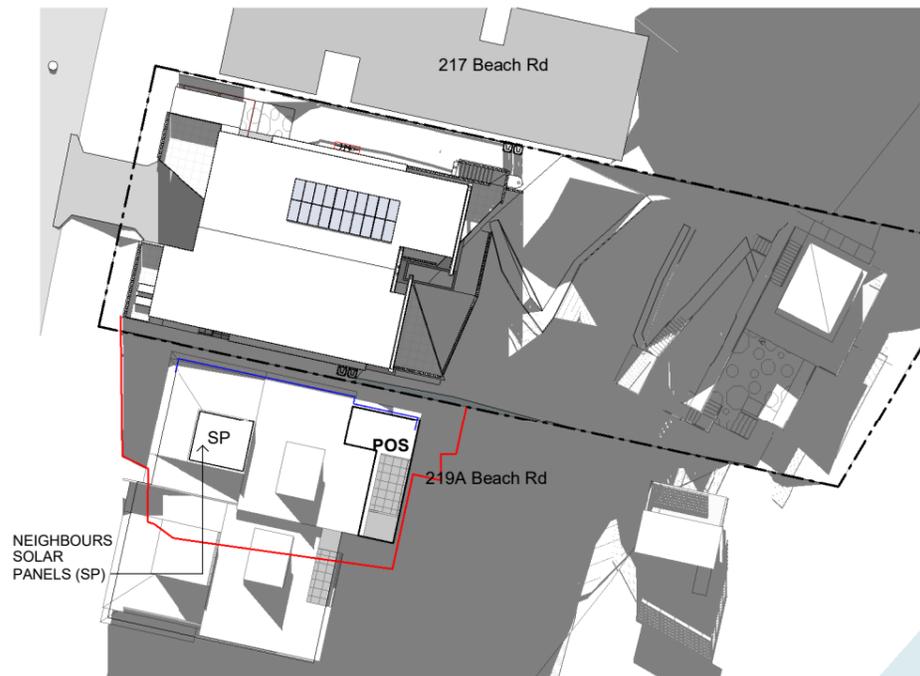
DRAWING NO
071

ISSUE
DA01

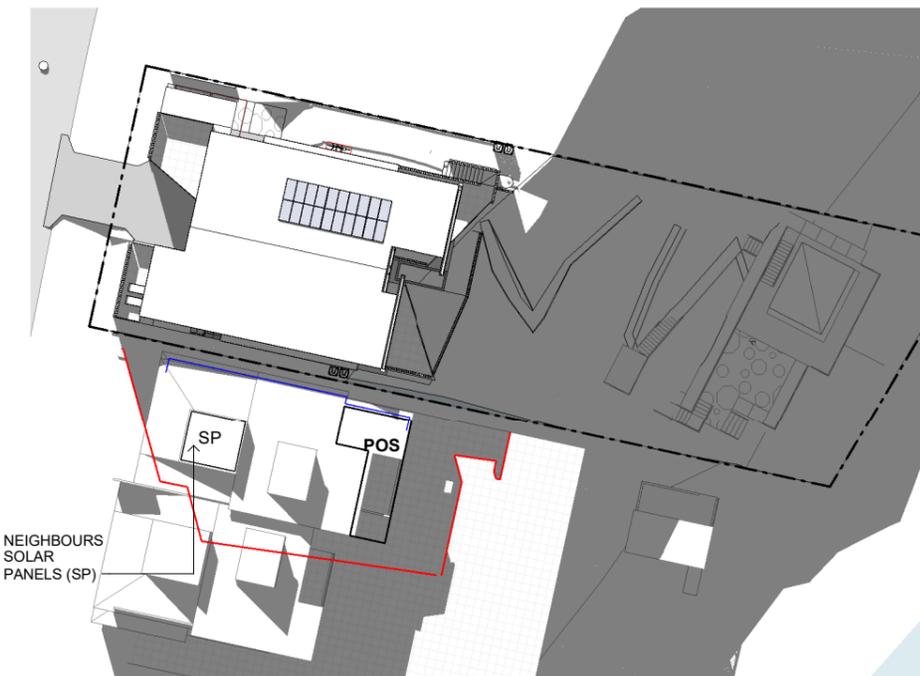
13/05/2024 1:28:18 PM



site shadows - Proposed - June 22 1100
1 : 500



site shadows - Proposed - June 22 1200
1 : 500



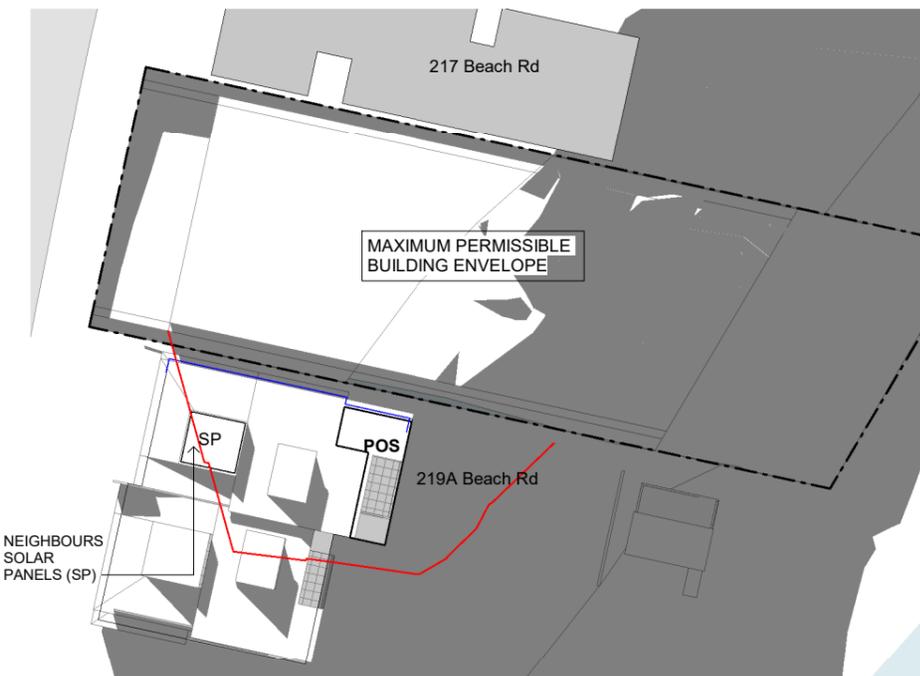
site shadows - June 22 1300
1 : 500



site shadows - Max Permissible Envelope - June 22 1100
1 : 500



site shadows - Max Permissible Envelope - June 22 1200
1 : 500



site shadows - Max Permissible Envelope - June 22 1300
1 : 500

ISS	DATE	ISSUE DESCRIPTION	REV. DATE	REV DESCRIPTION
DA01	09.02.24	Authorities Approval		

NOTES

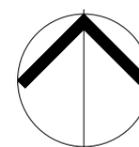
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 - PART 3.3: MASONRY
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 - PART 3.8: WC DOOR
 - PART 3.9: STAIRS AND BALUSTRADES

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CLIENT
Colbert

PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
@217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
SHADOW PLANS 02

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 500

DESIGNED
Designer

DRAWN
MG

CHECKED
Checker

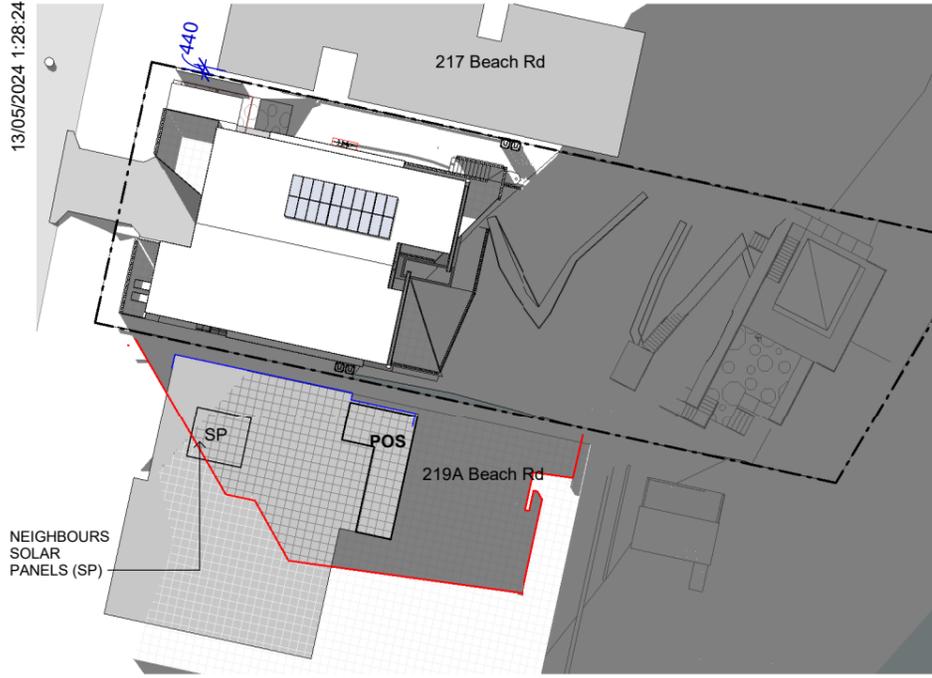
DATE
12/02/2024

JOB NO
J000167

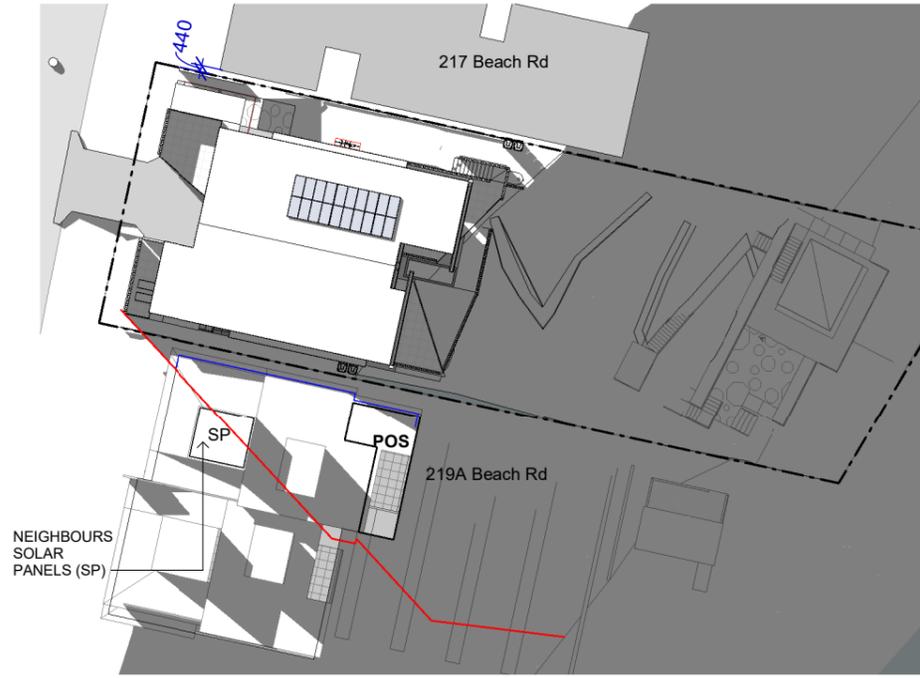
DRAWING NO
072

ISSUE
DA01

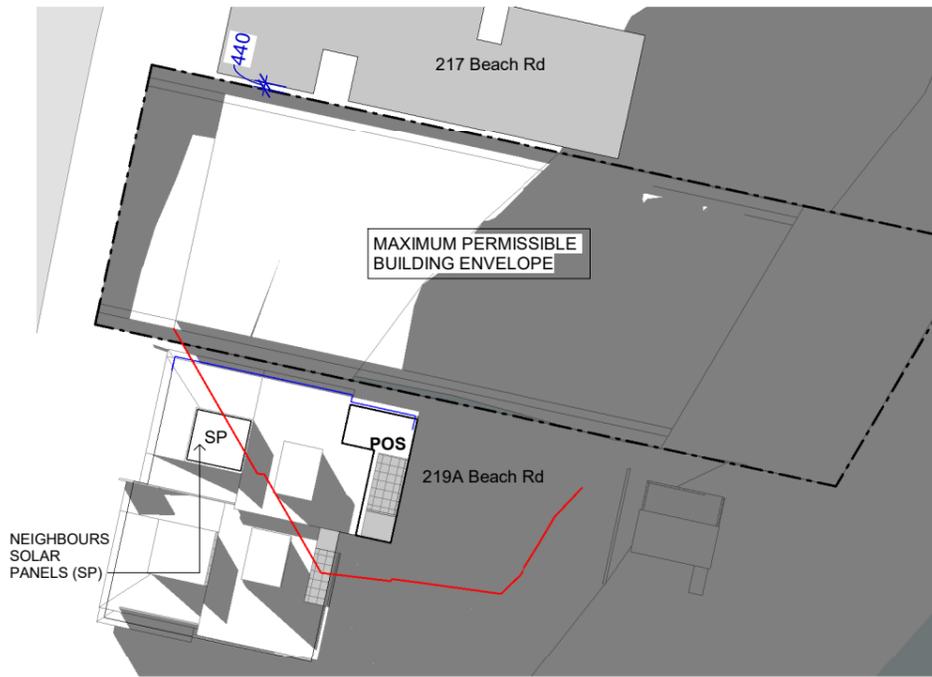
13/05/2024 1:28:24 PM



site shadows - Proposed - June 22 1400
1 : 500



site shadows - Proposed - June 22 1500
1 : 500



site shadows - Max Permissible Envelope - June 22 1400
1 : 500



site shadows - Max Permissible Envelope - June 22 1500
1 : 500

ISS	DATE	ISSUE DESCRIPTION	REV	DATE	REV DESCRIPTION
DA01	09.02.24	Authorities Approval			

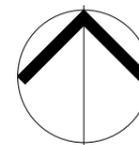
NOTES

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 - PART 3.3: MASONRY
 - PART 3.7: FIRE SAFETY
 - PART 3.8: WC DOOR
 - PART 3.9: STAIRS AND BALUSTRADES

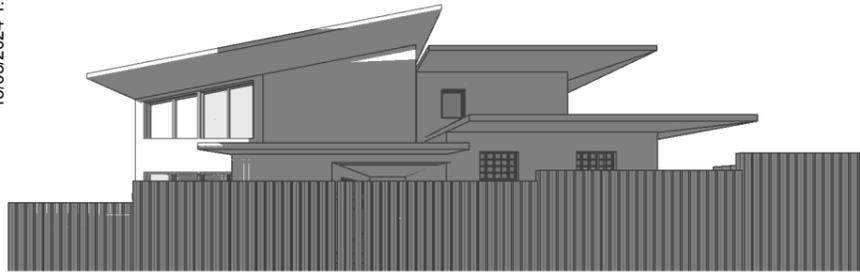
adhami pender architecture
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Tel: (02) 62477242
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84 Ainsworth St
Mawson ACT 2607



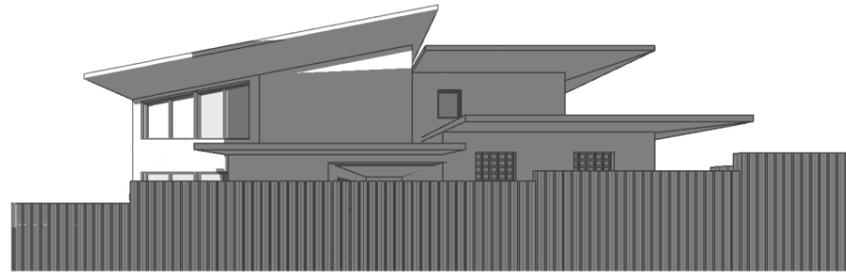
CLIENT
Colbert
PROJECT
DENHAMS BEACH DUPLEX
LOT 2 DP 773132
@217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
SHADOW PLANS 03
PROJECT STATUS
AUTHORITIES APPROVAL

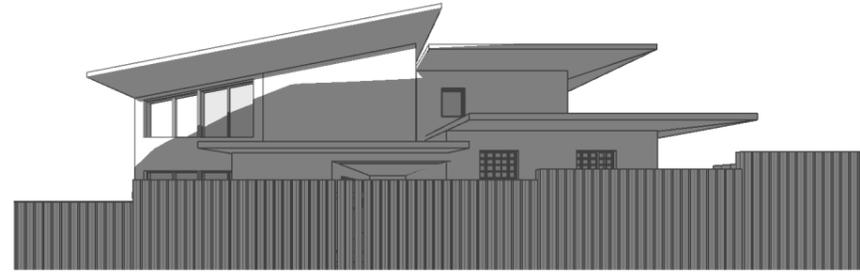
SCALE at A3
1 : 500
DESIGNED
APA
DRAWN
MG
CHECKED
NA
DATE
12/02/2024
JOB NO
J000167
DRAWING NO
073
ISSUE
DA01



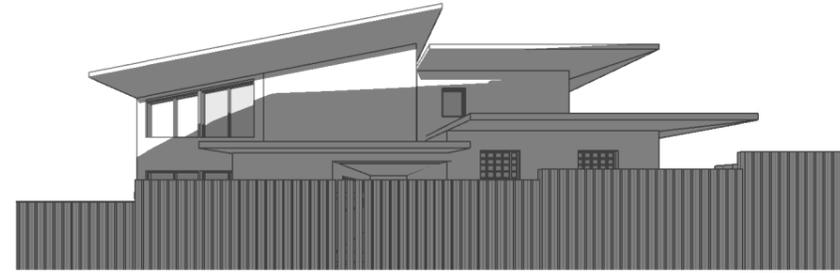
Elevation shadow study - Proposed - June 22 0900



Elevation shadow study - Proposed - June 22 1000



Elev shadow study - Max Permissible Envelope - June 22 900



Elev shadow study - Max Permissible Envelope - June 22 1000

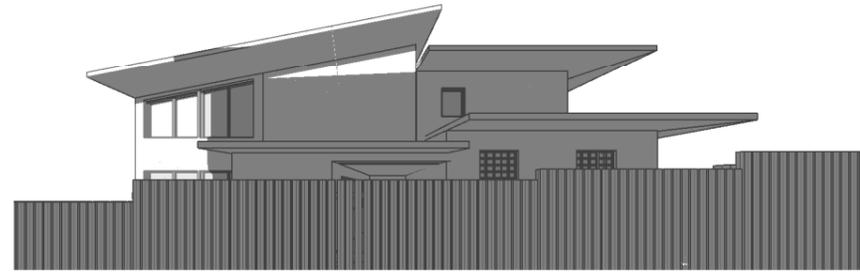


Openings to balcony / outdoor open space

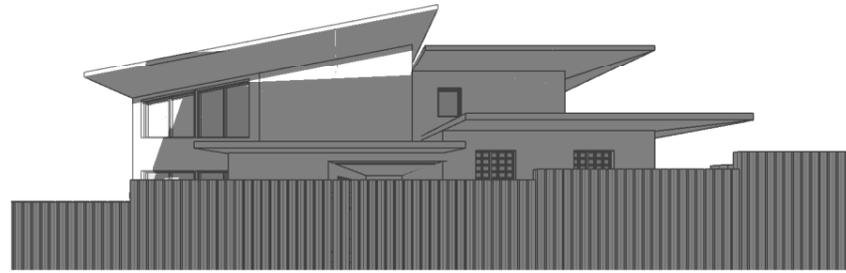
Window assumed to be to a wet area

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 2hours 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.

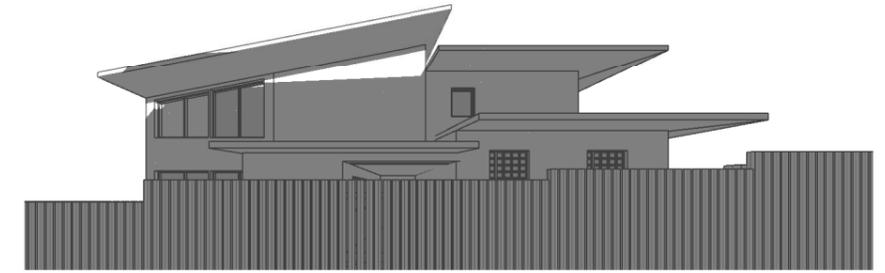
Based on site observations, google 3D mapping and some realestate imagery, we believe the main living spaces for 219A are east facing oriented towards the view and open onto a balcony. **There are no north facing windows to living spaces.** Balcony has a north facing window like openings that are prodominantly opaque and are not significantly overshadowed by the proposed design.



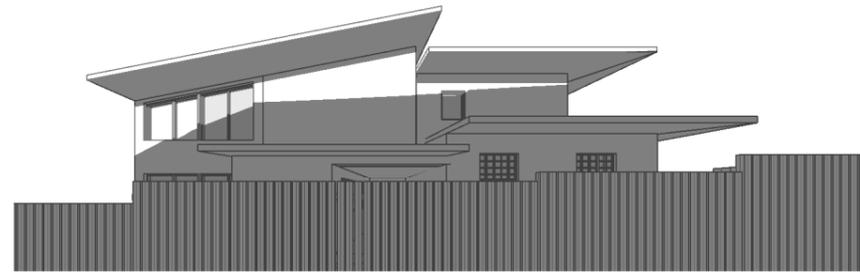
Elevation shadow study - Proposed - June 22 1100



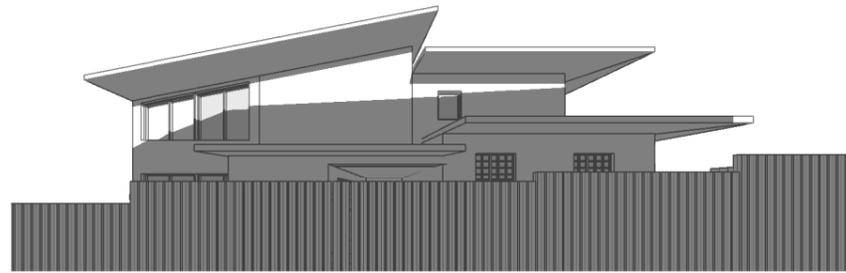
Elevation shadow study - Proposed - June 22 1200



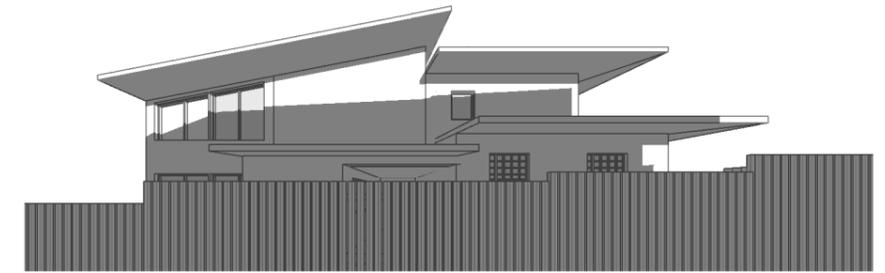
Elevation shadow study - Proposed - June 22 1300



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

NOTES

Verify all dimensions on site
Use Dimensions DO NOT SCALE
Prior to completion of works, certificates to be provided to architect and home owner:
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2. Wet Sealing
3. Termite Protection
4. Glazing Certificate
5. Insulation Certificate
6. Plumbing Final
7. Electrical Final
8. Certificate of Occupancy

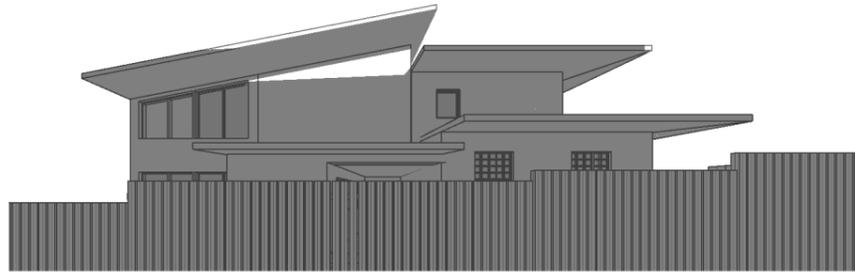
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• AS 1684: Framing Code
• AS/NZ 3500 Plumbing, Drainage & Gas
• AS 3600: 1. Termite protection
• AS 3740: Waterproofing of domestic wet areas
• AS 3786: Smoke Alarms
• HOUSING PROVISIONS OF THE BUILDING CODE OF AUSTRALIA:
• PART 3.3: MASONRY
• PART 3.7: FIRE SAFETY
• PART 3.8: WC DOOR
• PART 3.9: STAIRS AND BALUSTRADES



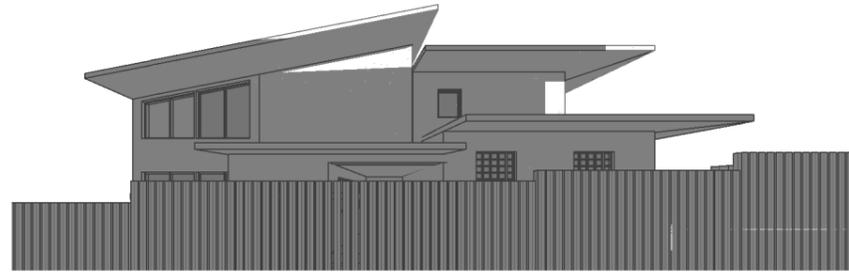
CLIENT
Colbert
PROJECT
DENHAMS BEACH DUPLEX
LOT 2 DP 773132
@217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
SHADOW ELEVATIONS 01
PROJECT STATUS
AUTHORITIES APPROVAL

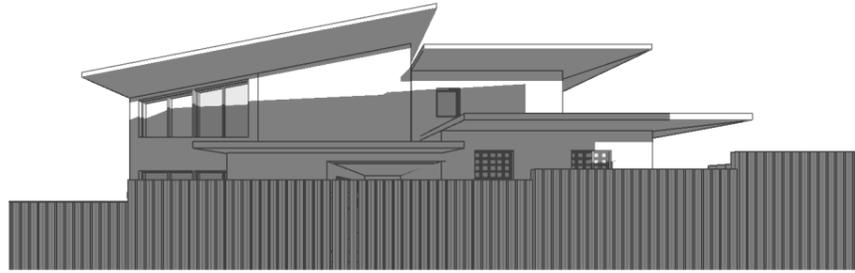
SCALE at A3
DESIGNED
APA
DRAWN
MG
CHECKED
NA
DATE
12/02/2024
JOB NO
J000167
DRAWING NO
074
ISSUE
DA01



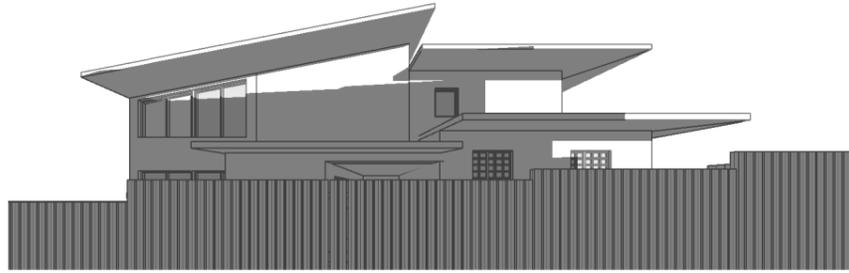
Elevation shadow study - Proposed - June 22 1400



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

ISS	DATE	ISSUE DESCRIPTION	REV. DATE	REV DESCRIPTION
DA01	09.02.24	Authorities Approval		

NOTES

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 • PART 3.7: FIRE SAFETY
 • PART 3.8: WC DOOR
 • PART 3.9: STAIRS AND BALUSTRADES



CLIENT
Colbert

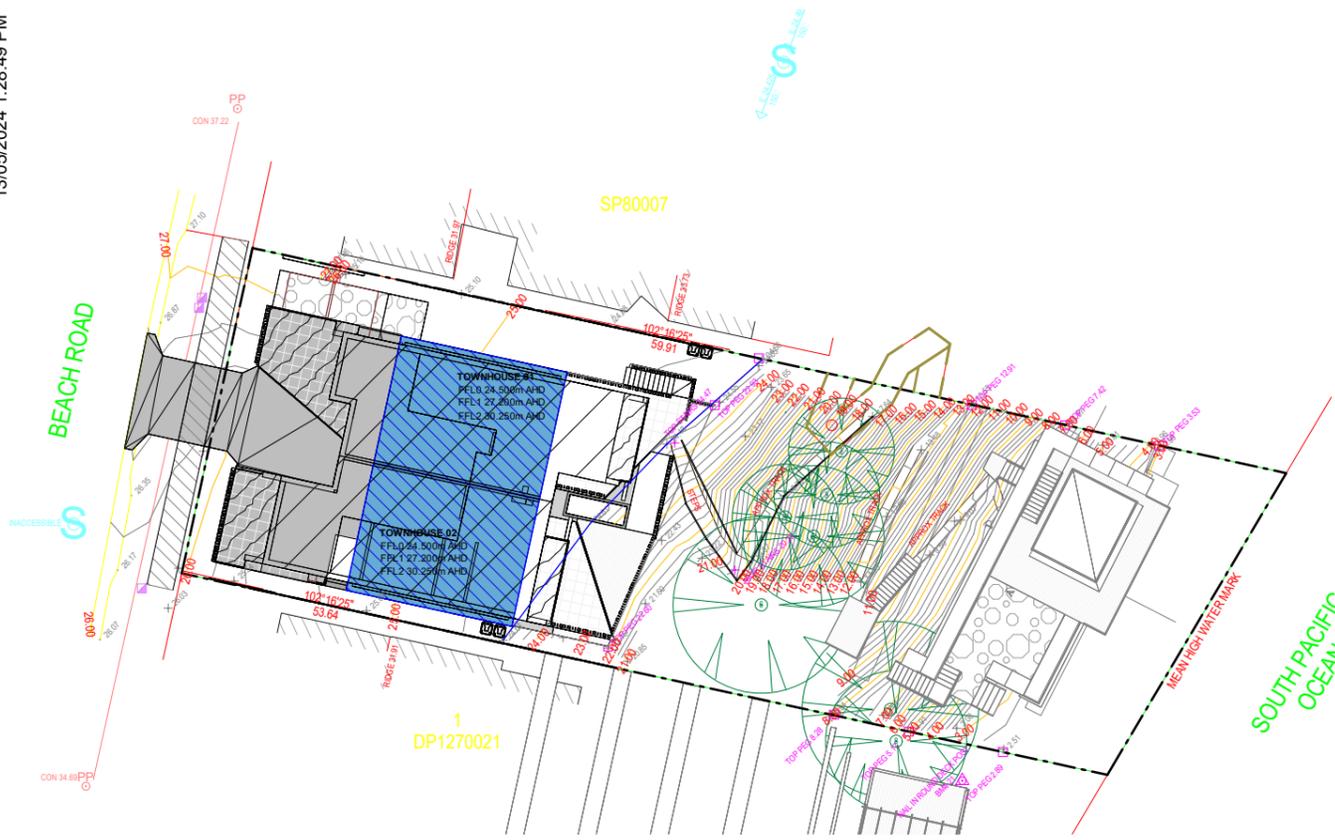
PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
@ 217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
SHADOW ELEVATIONS 02

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
DESIGNED
APA
DRAWN
MG
CHECKED
NA
DATE
12/02/2024
JOB NO
J000167
DRAWING NO
075
ISSUE
DA01



SITE NOTIFICATION PLAN
1 : 400

MATERIALS LEGEND	
(MF01) RENDERED LOOK - COLOUR DOVER WHITE OR SIMILAR	(MF05) METAL WORK. COLOUR EUCALYPTUS GREEN OR SIMILAR
(MF02) TIMBER LOOK CLADDING	(GL01) CLEAR GLASS
(MF03) BLUE STONE	(GL02) OPAQUE GLASS
(MF04) TIMBER LOOK SCREEN	(RF01) METAL ROOF - COLOUR LIGHT GREY



WEST ELEVATION NOTIFICATION
1 : 200

ISS	DATE	ISSUE DESCRIPTION
DA01	10.08.2023	Authorities Approval
SK01	24.05.23	PRE DA REVIEW

REV.	DATE	REV DESCRIPTION
4	13.05.24	Response to Council's RFIs
3	12.02.24	Response to council's RFI
2	07.08.23	revised post Civil coordination
1	05.07.23	Revised Draft DA

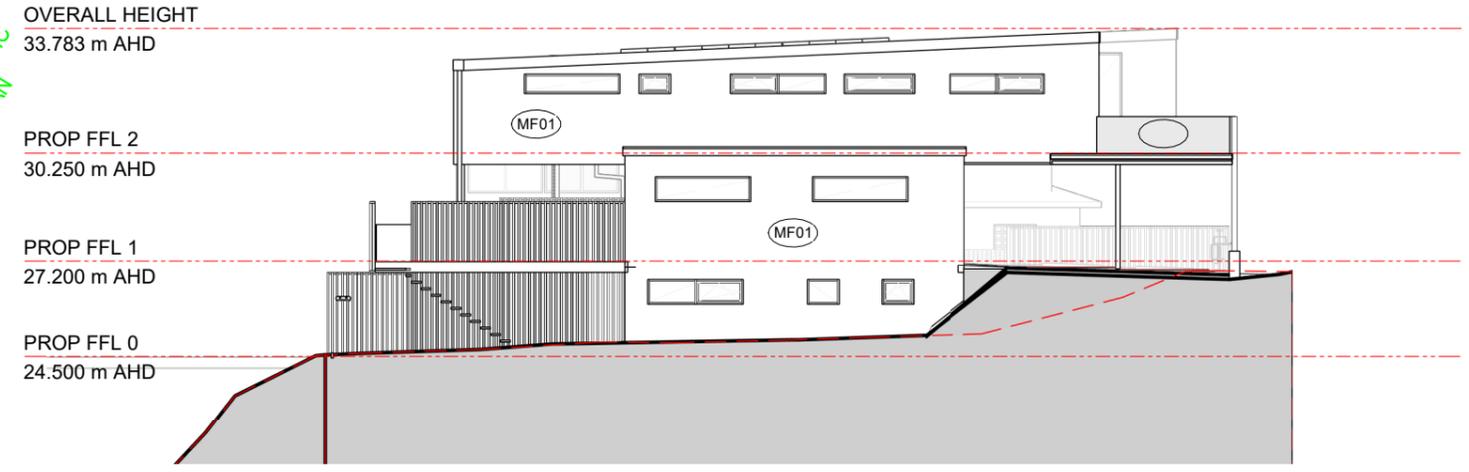
NOTES
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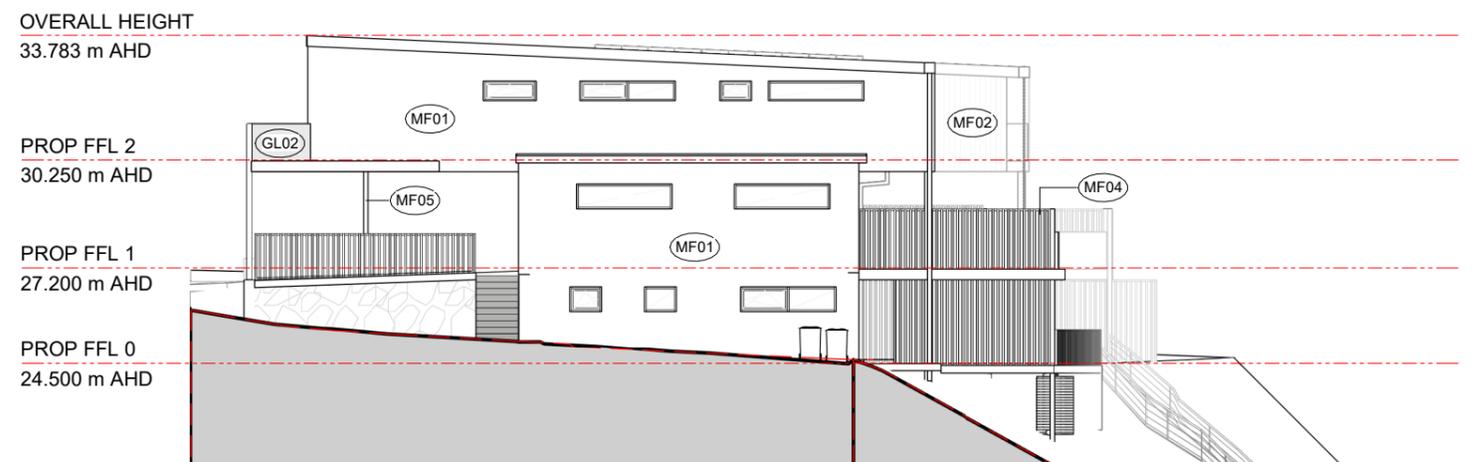
adhami pender architecture
welcome@adhamipenderarchitecture.com
Tel: (02) 62477242
Shop 21,
84 Ainsworth St
Mawson ACT 2607



EAST ELEVATION NOTIFICATION
1 : 200



NORTH ELEVATION NOTIFICATION
1 : 200



SOUTH ELEVATION NOTIFICATION
1 : 200

CLIENT
Colbert

PROJECT
DENHAMS BEACH DUPLEX

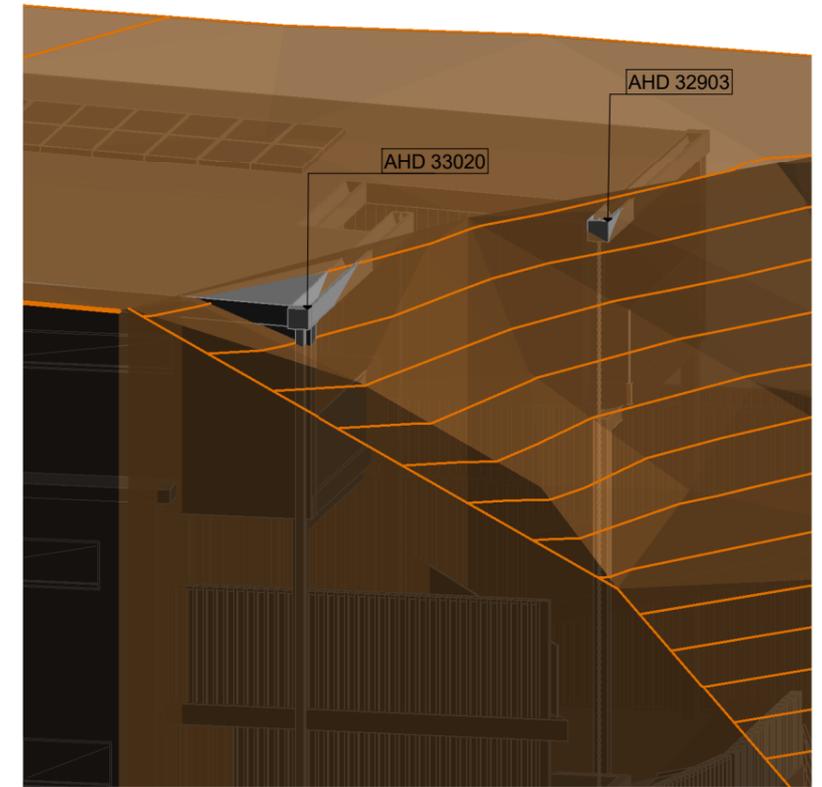
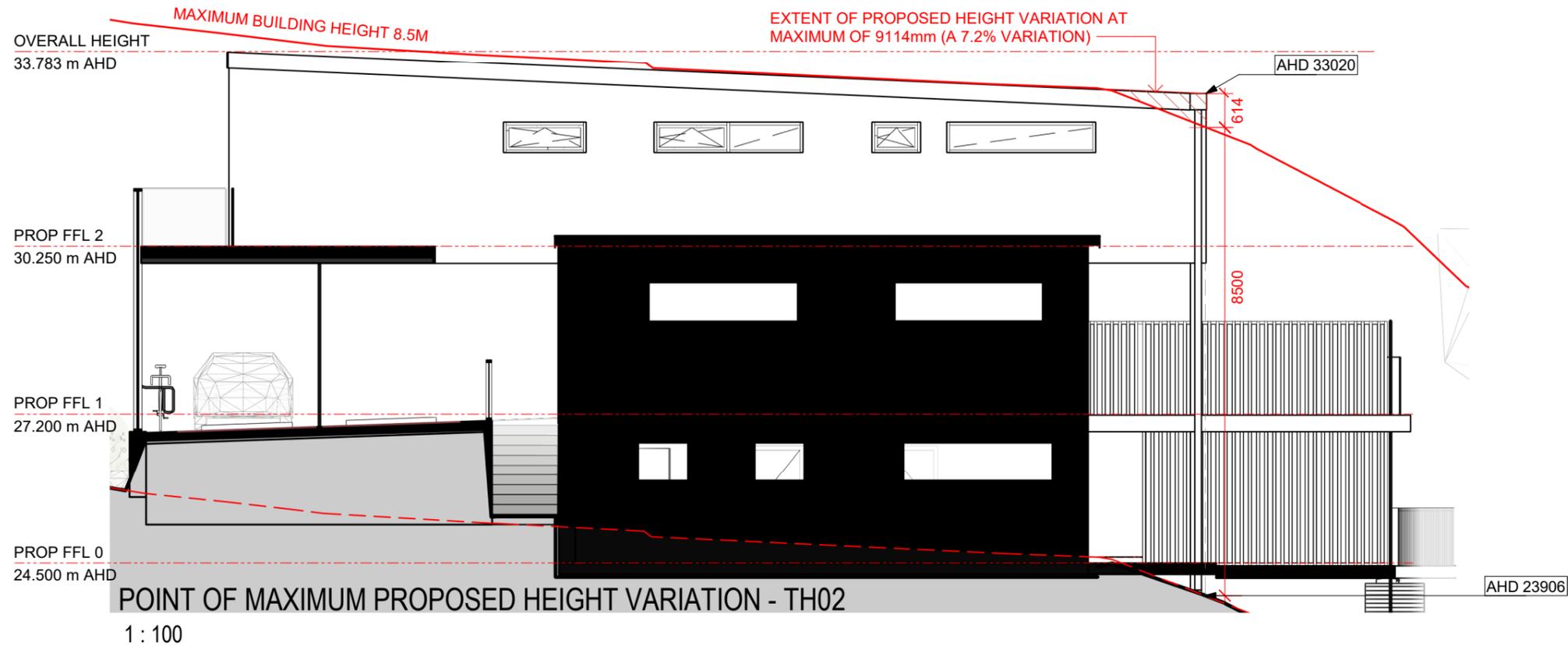
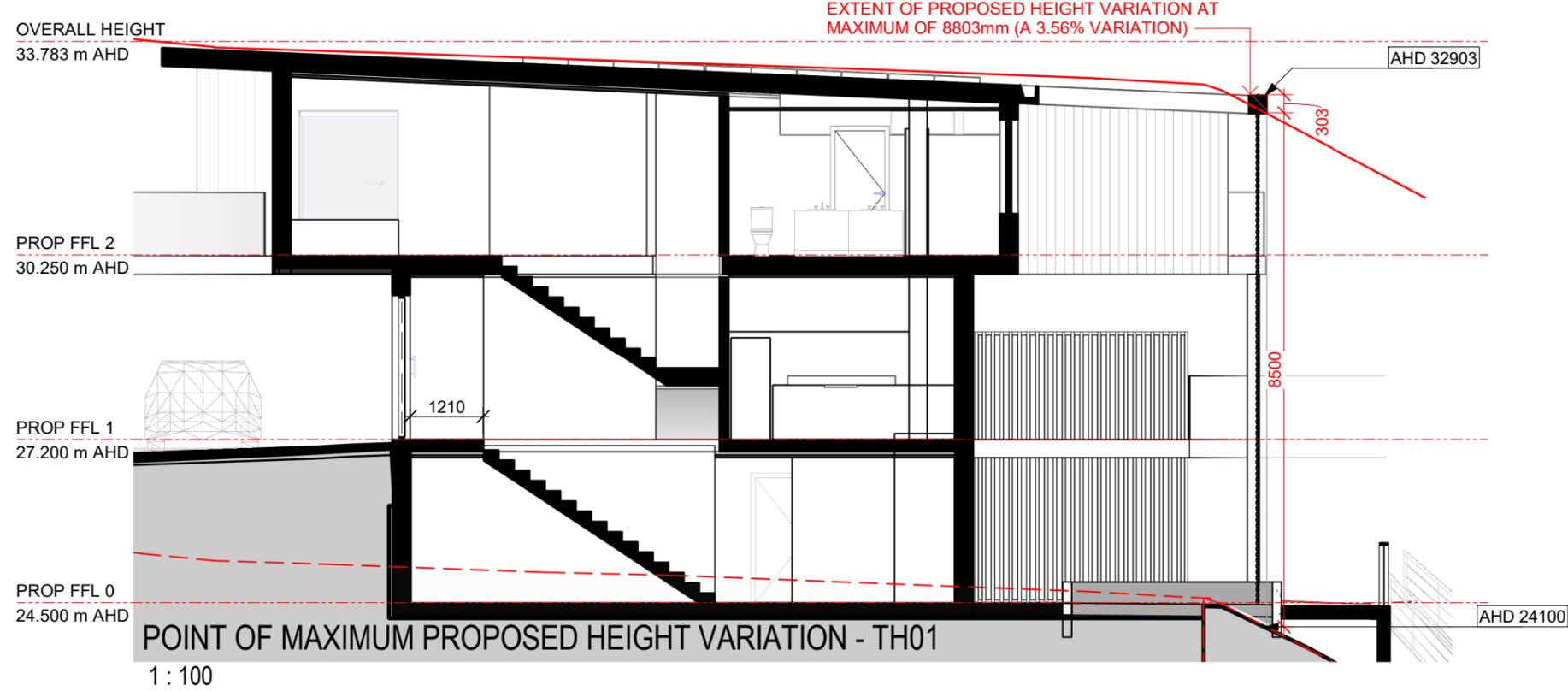
LOT 2 DP 773132
@ 217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
PUBLIC NOTIFICATION PLAN

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
As indicated
DESIGNED
APPA
DRAWN
MG
CHECKED
NA

DATE
13/05/2024
JOB NO
J000167
DRAWING NO
080
ISSUE
DA01



3D VIEW OF PROPOSED HEIGHT VARIATION

ISS	DATE	ISSUE DESCRIPTION	REV.	DATE	REV DESCRIPTION
DA01	09.02.24	Authorities Approval			

NOTES

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adhami pender architecture

welcome@adhampenderarchitecture.com

Tel: (02) 62477242

Shop 21,
84 Ainsworth St
Mawson ACT 2607

CLIENT
Colbert

PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
@ 217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
PROPOSED HEIGHT VARIATION DIAGRAM

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 100

DESIGNED
APA

DRAWN
MG

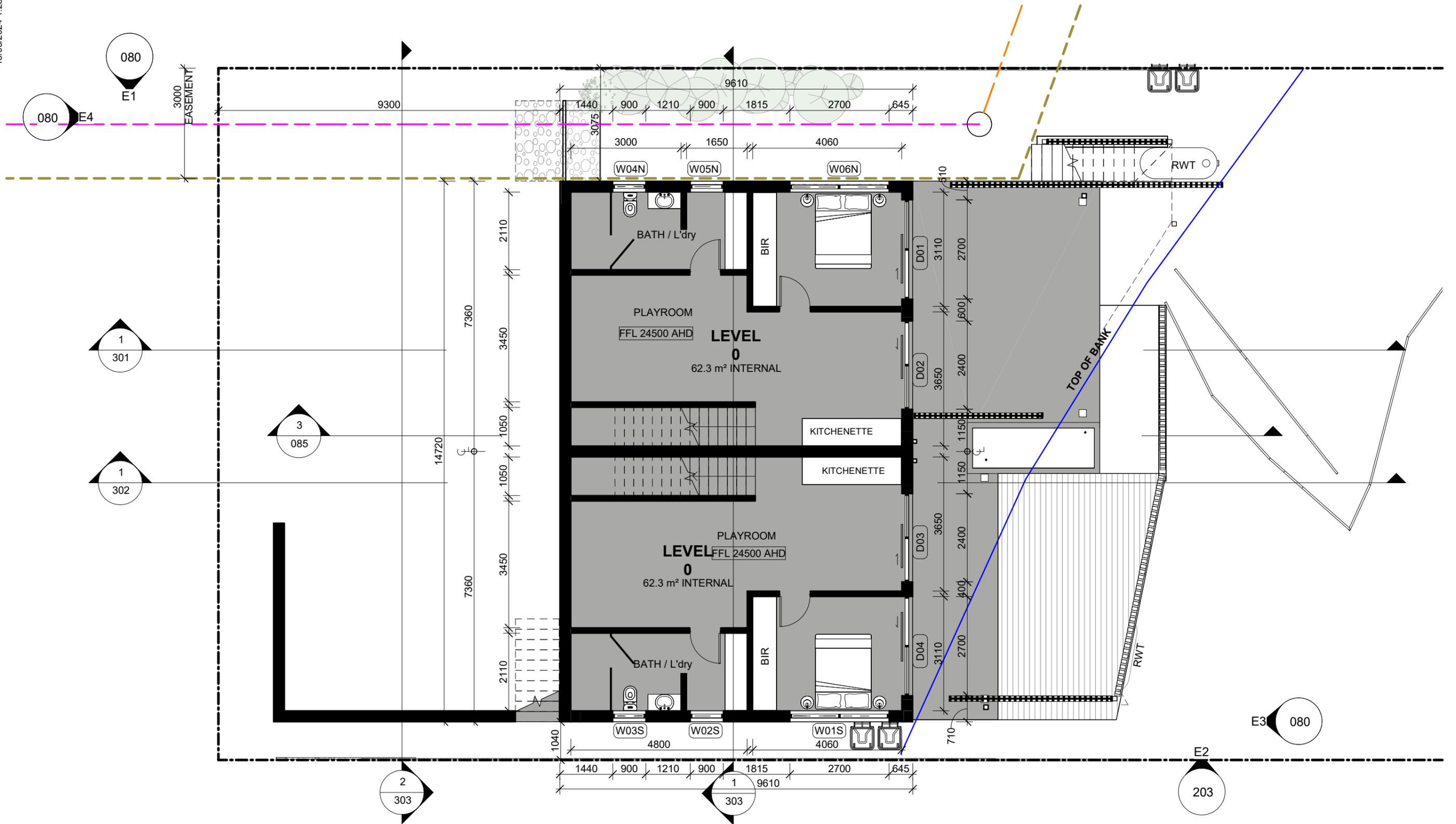
CHECKED
NA

DATE
12/02/2024

JOB NO
J000167

DRAWING NO
085

ISSUE
DA01



ISS	DATE	ISSUE DESCRIPTION
DA01	10.08.2023	Authorities Approval
SK01	30.11.22	Sketch Design

REV	DATE	REV DESCRIPTION
4	07.08.23	revised post Civil coordination
3	05.07.23	Revised Draft DA
2	25.05.23	Draft DA for review
1	15.02.23	layout updates

NOTES

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 • PART 3.3: MASONRY
 • PART 3.7: FIRE SAFETY
 • PART 3.8: WC DOOR
 • PART 3.9: STAIRS AND BALUSTRADES

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Colbert

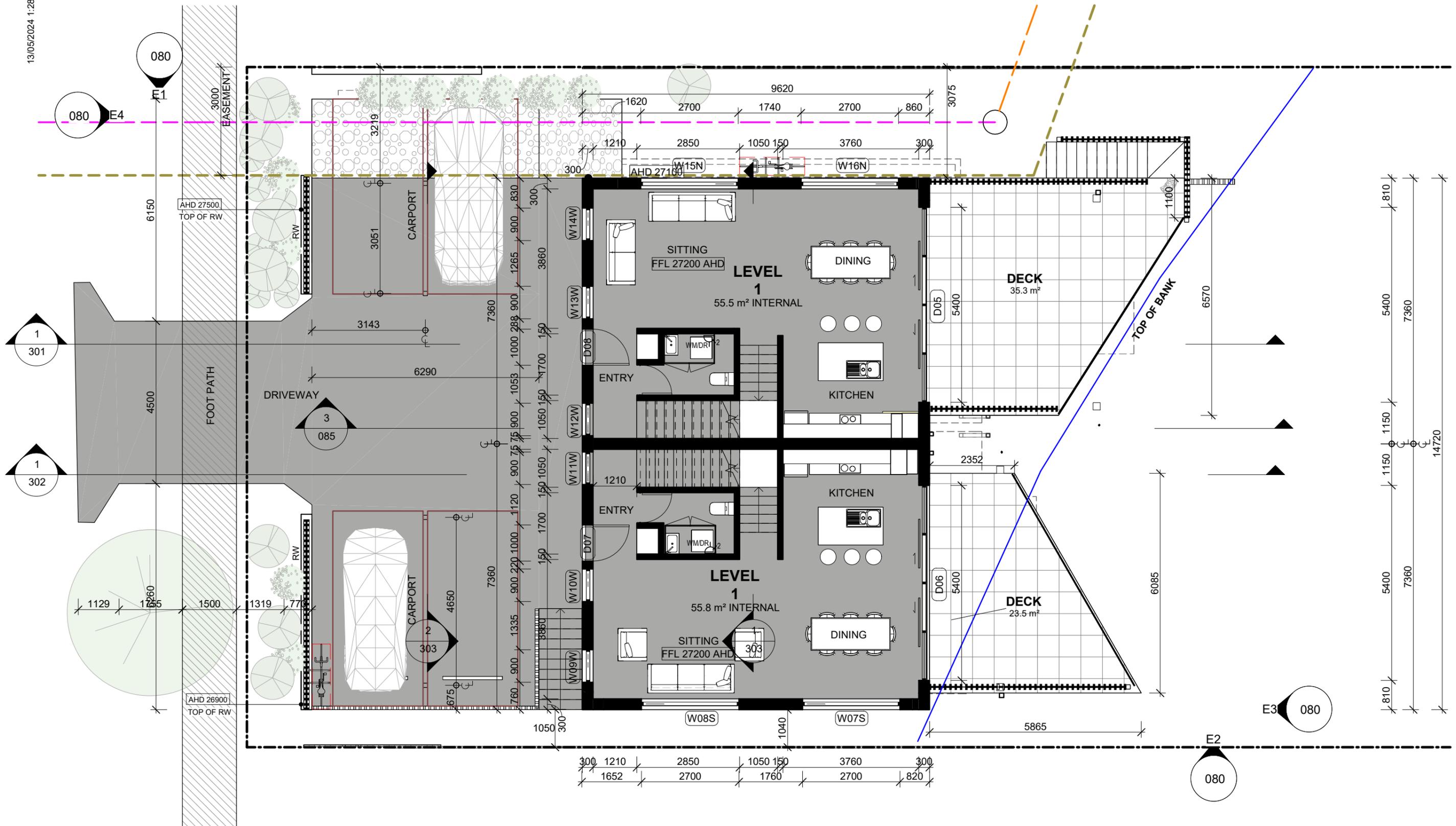
PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
 @217a BEACH ROAD
 DENHAMS BEACH NSW

DESCRIPTION
L0 FLOOR PLAN

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3	DATE
1 : 100	12/02/2024
DESIGNED APA	JOB NO J000167
DRAWN APA	DRAWING NO 110
CHECKED NA	ISSUE DA01



ISS	DATE	ISSUE DESCRIPTION
DA01	10.08.2023	Authorities Approval
SK01	30.11.22	Sketch Design

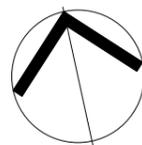
REV.	DATE	REV DESCRIPTION
6	12.02.24	Response to council's RFI
5	05.09.23	Response to council RFI
4	07.08.23	revised post Civil coordination
3	05.07.23	revised Draft DA
2	25.05.23	Draft DA for review
1	15.02.23	layout updates

NOTES

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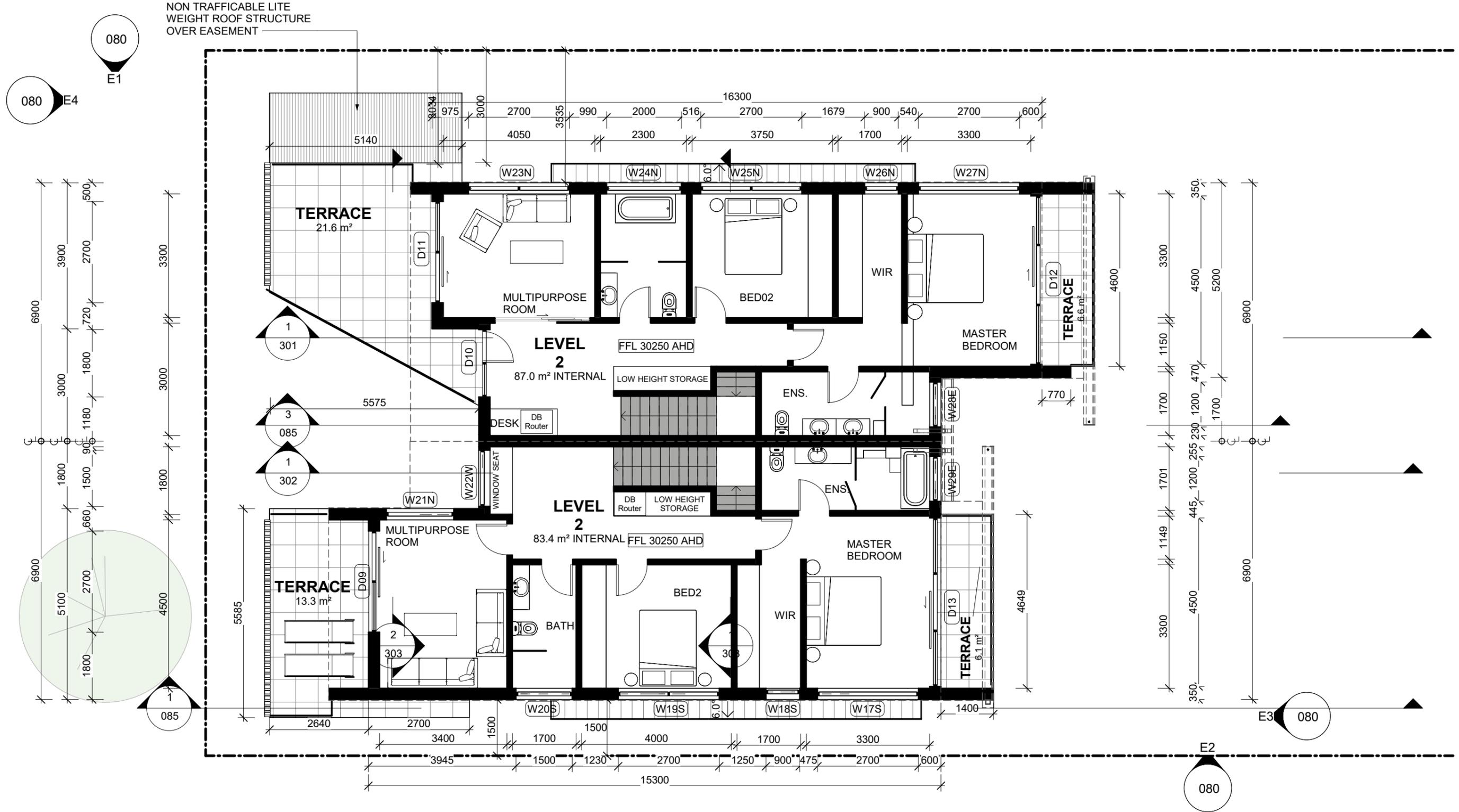
PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
 @217a BEACH ROAD
 DENHAMS BEACH NSW

DESCRIPTION
L1 FLOOR PLAN

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 100
 DESIGNED
APA
 DRAWN
APA
 CHECKED
NA
 DATE
12/02/2024
 JOB NO
J000167
 DRAWING NO
111
 ISSUE
DA01



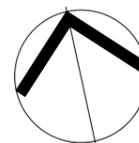
ISS	DATE	ISSUE DESCRIPTION
DA01	10.08.2023	Authorities Approval
SK01	30.11.22	Sketch Design

REV.	DATE	DESCRIPTION
5	12.02.24	Response to council's RFI
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PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
@217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
L2 PLAN

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 100

DESIGNED
APA

DRAWN
APA

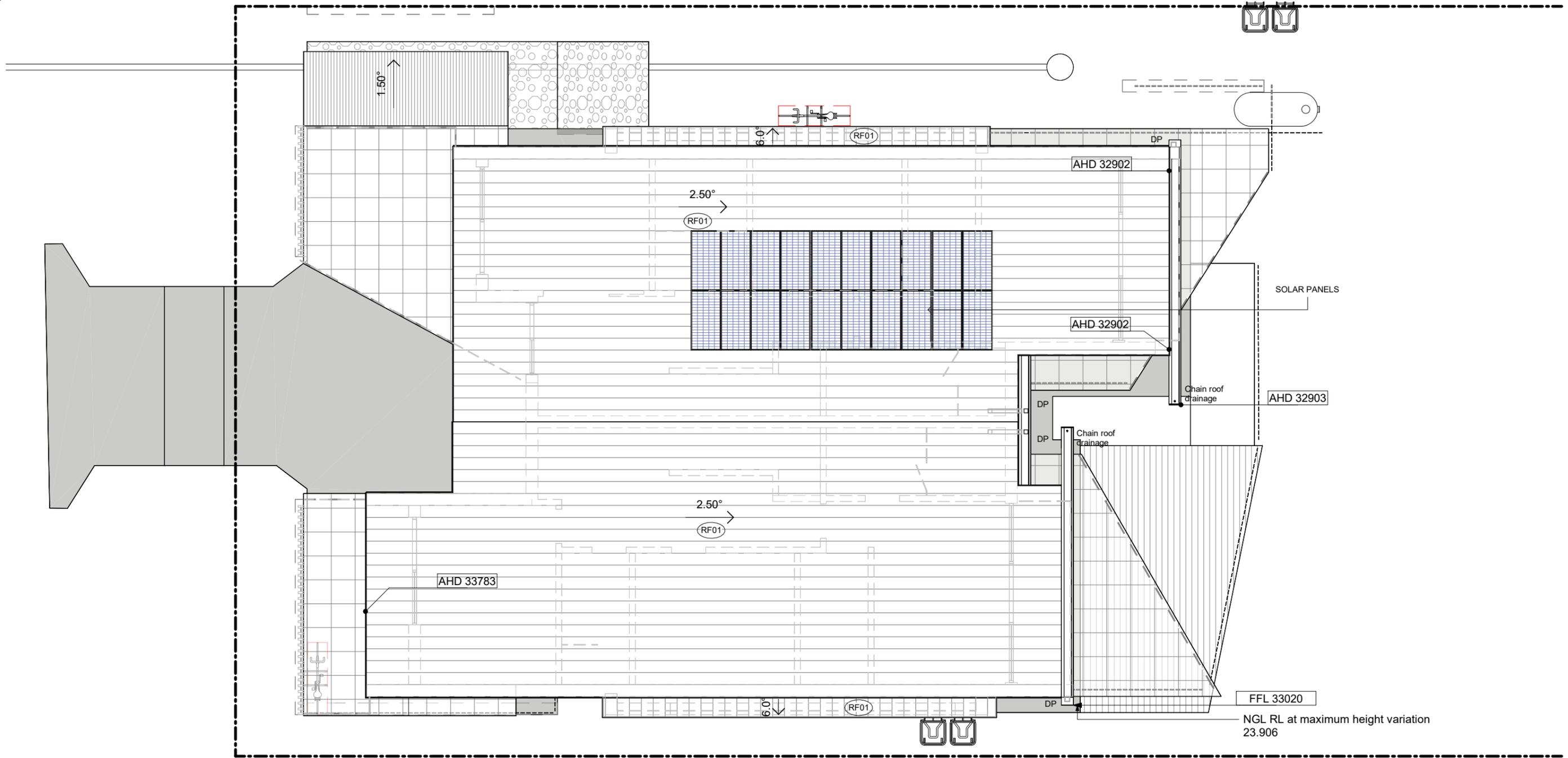
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DATE
12/02/2024

JOB NO
J000167

DRAWING NO
112

ISSUE
DA01



ISS	DATE	ISSUE DESCRIPTION
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SK01	30.11.22	Sketch Design

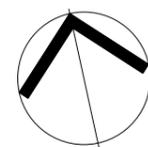
REV	DATE	REV DESCRIPTION
4	12.02.24	Response to council's RFI
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PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
 @217a BEACH ROAD
 DENHAMS BEACH NSW

DESCRIPTION
ROOF PLAN

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 100

DESIGNED
APA

DRAWN
APA

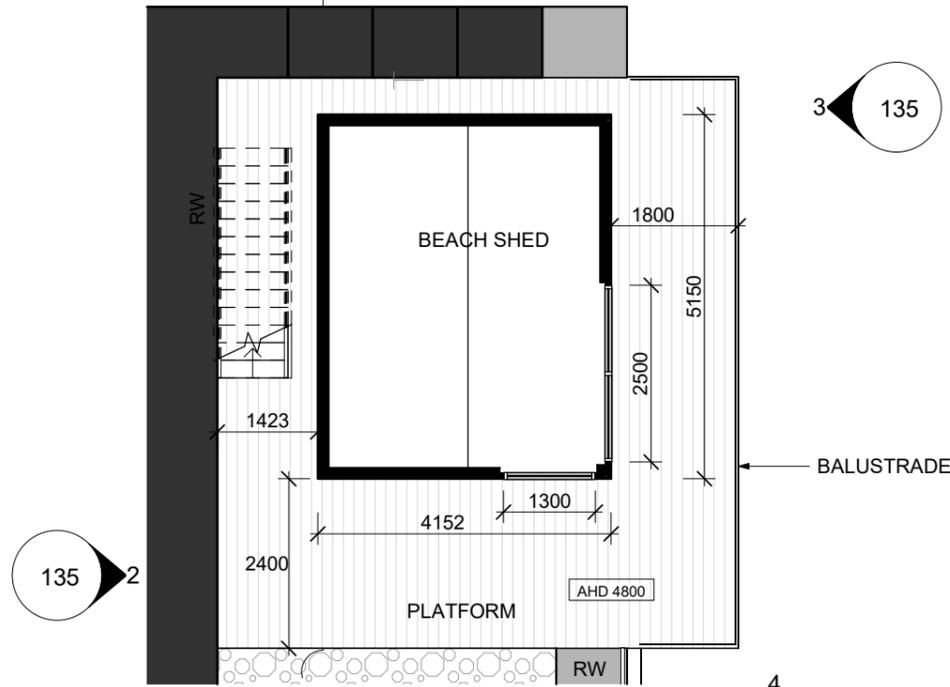
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12/02/2024

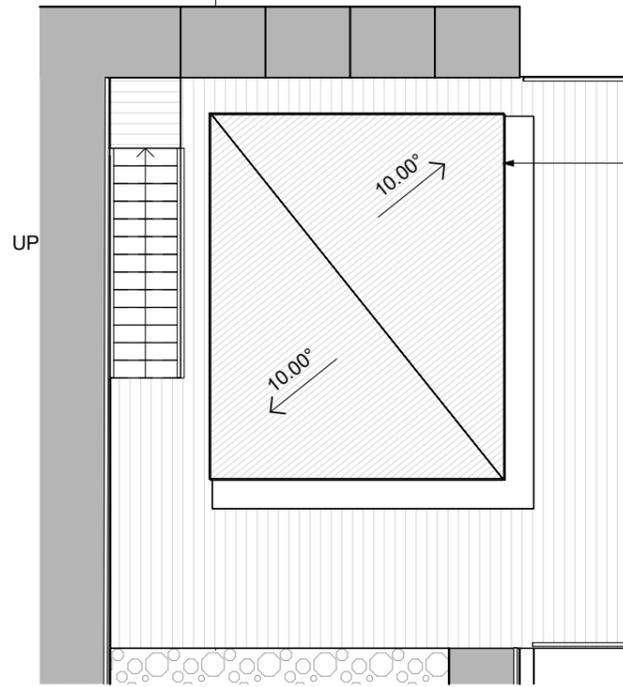
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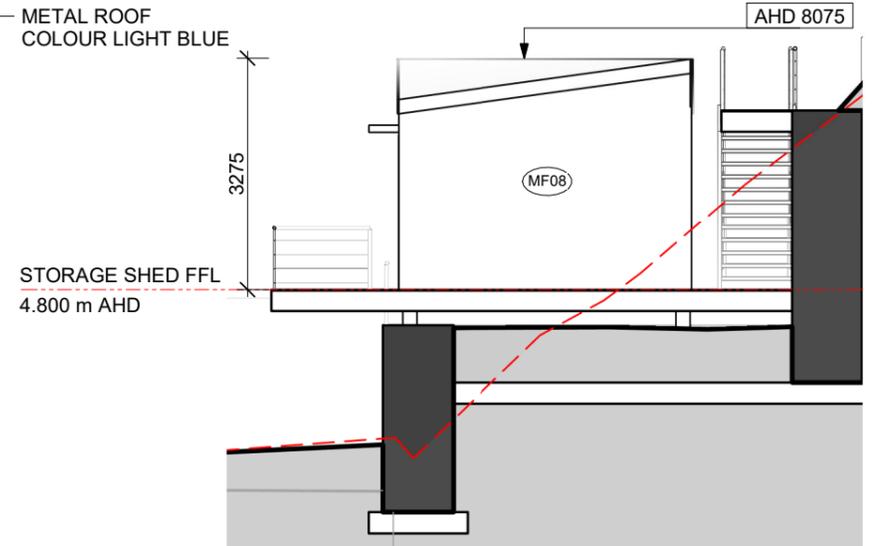
ISSUE
DA01



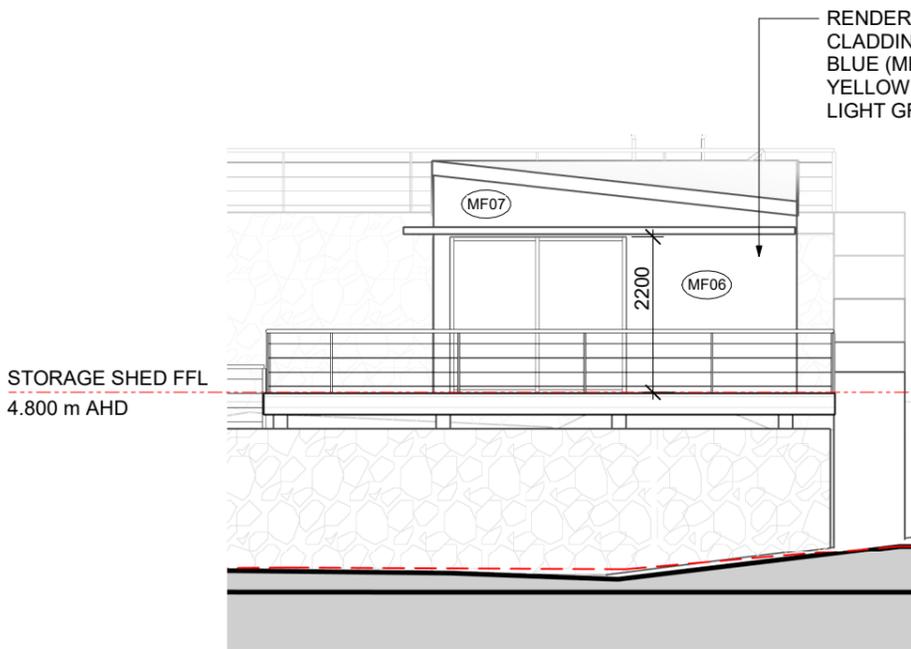
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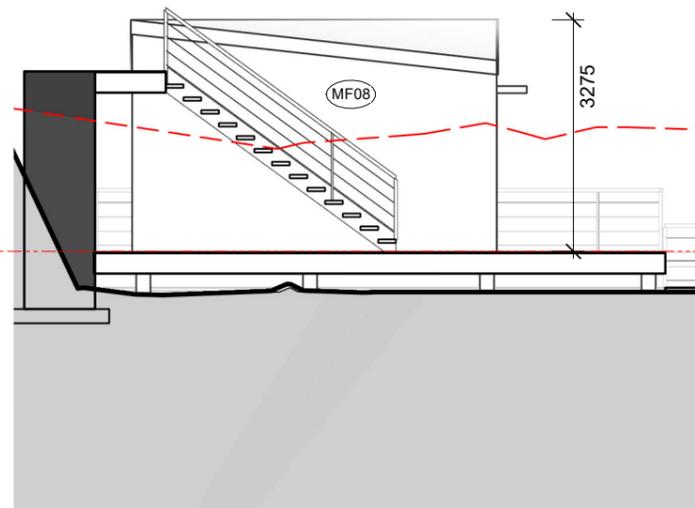
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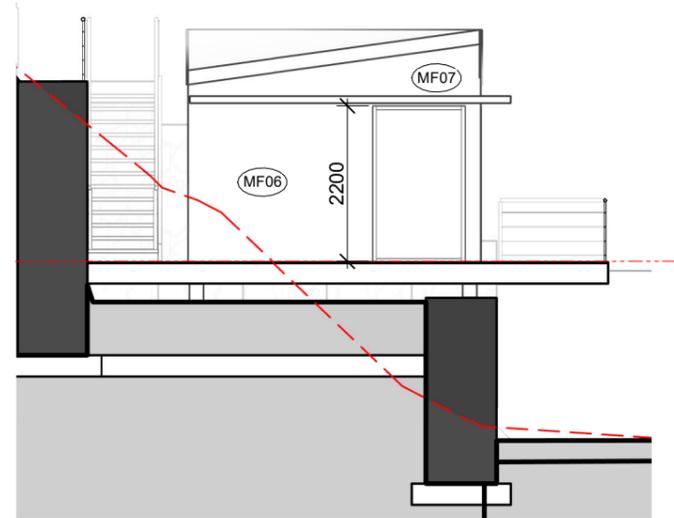
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1 : 100



BEACH SHED - SOUTH-EAST ELEVATION
1 : 100



BEACH SHED - NORTH-WEST ELEVATION
1 : 100



BEACH SHED - SOUTH-WEST ELEVATION
1 : 100

ISS	DATE	ISSUE DESCRIPTION
DA01	06.02.24	Authorities Approval

REV	DATE	REV DESCRIPTION
1	13.05.24	Response to Council's RFIs

NOTES

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PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
@217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
**BEACH SHED
PLAN AND ELEVATIONS**

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 100

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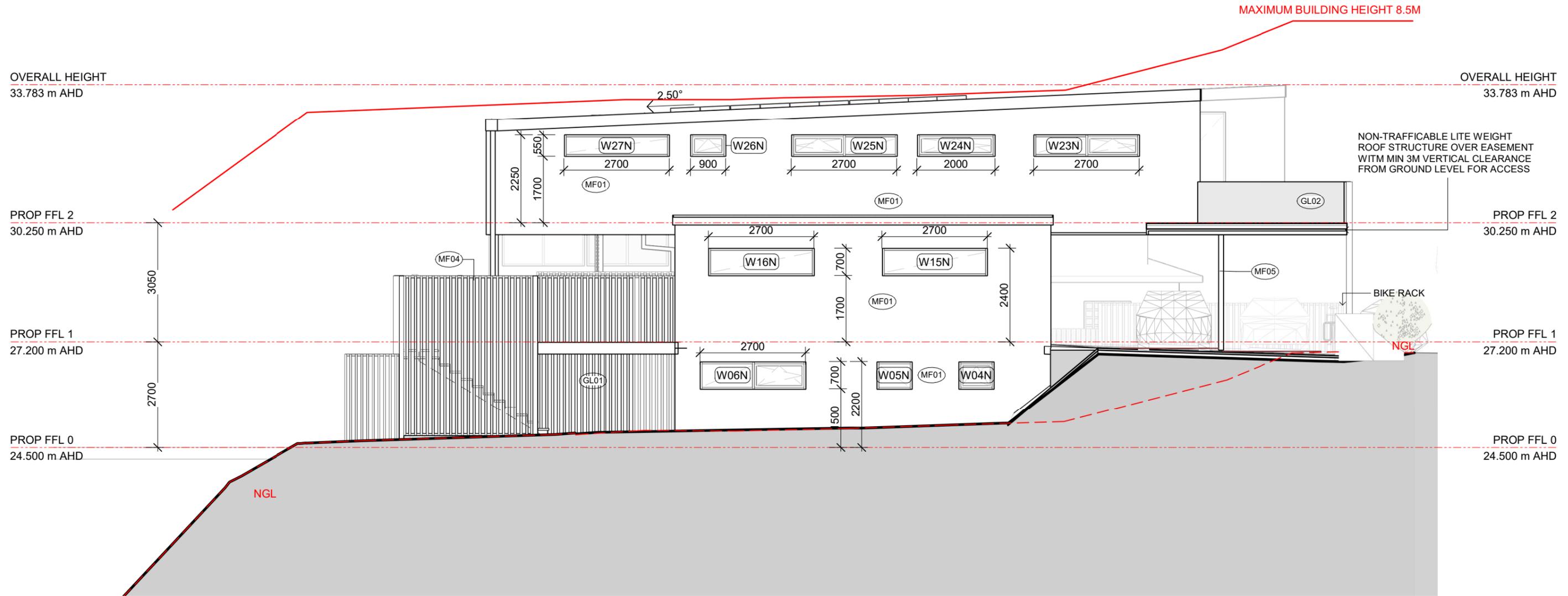
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DATE
13/05/2024

JOB NO
J000167

DRAWING NO
135

ISSUE
DA01



E1 NORTH ELEVATION
1 : 100

MATERIALS LEGEND	
(MF01) RENDERED LOOK - COLOUR DOVER WHITE OR SIMILAR	(MF05) METAL WORK - COLOUR EUCALYPTUS GREEN OR SIMILAR
(MF02) TIMBER LOOK CLADDING	(GL01) CLEAR GLASS
(MF03) BLUE STONE	(GL02) OPAQUE GLASS
(MF04) TIMBER LOOK SCREEN	(RF01) METAL ROOF - COLOUR LIGHT GREY

ISS	DATE	ISSUE DESCRIPTION	REV.	DATE	REV DESCRIPTION
DA01	10.08.2023	Authorities Approval			
SK01	30.11.22	Sketch Design			
4	07.08.23	revised post Civil coordination			
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PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
@217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
ELEVATIONS 01

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 100

DESIGNED
APA

DRAWN
APA

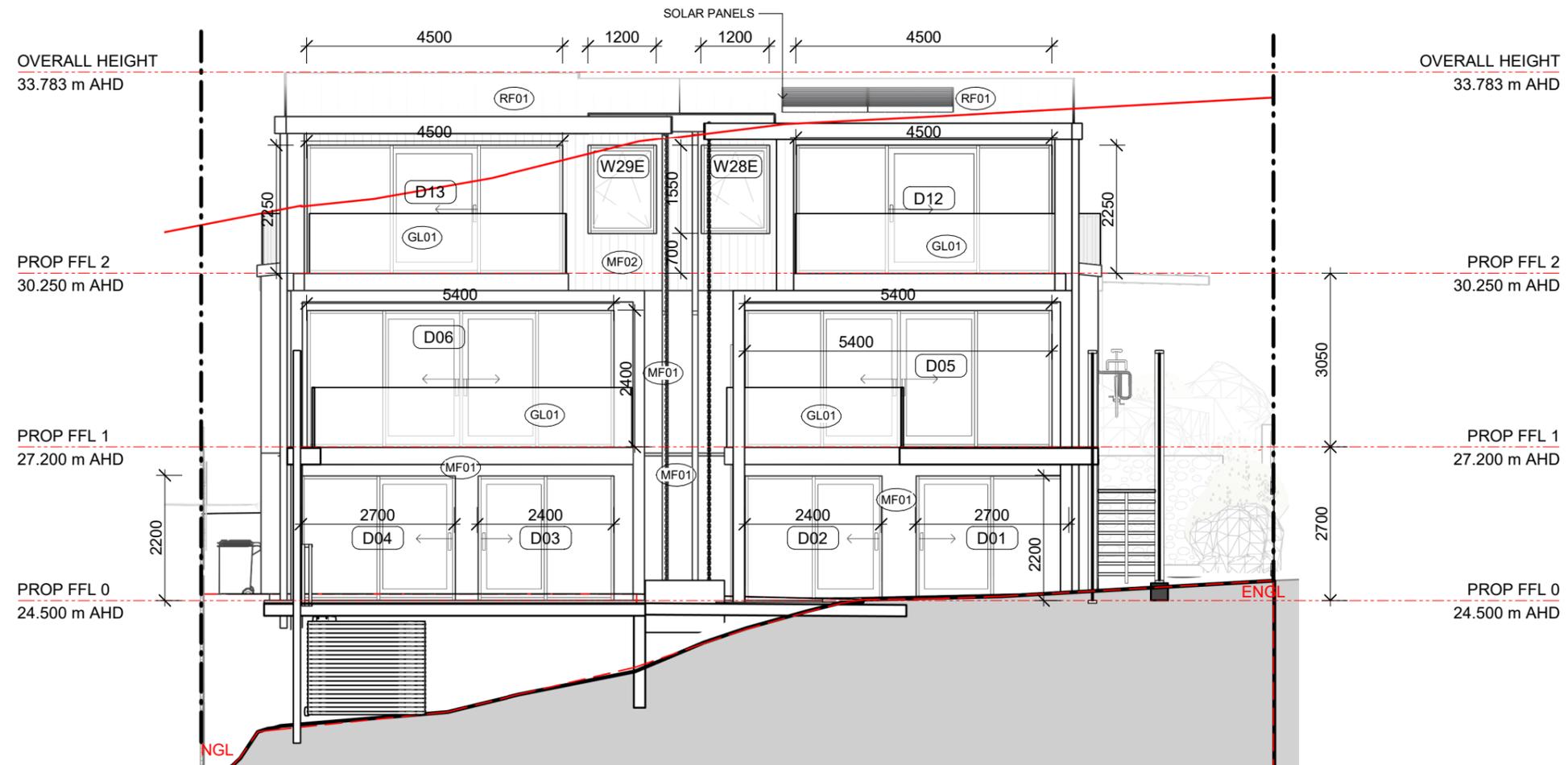
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DATE
12/02/2024

JOB NO
J000167

DRAWING NO
201

ISSUE
DA01



E3 EAST ELEVATION
1 : 100

MATERIALS LEGEND	
(MF01) RENDERED LOOK - COLOUR DOVER WHITE OR SIMILAR	(MF05) METAL WORK COLOUR EUCALYPTUS GREEN OR SIMILAR
(MF02) TIMBER LOOK CLADDING	(GL01) CLEAR GLASS
(MF03) BLUE STONE	(GL02) OPAQUE GLASS
(MF04) TIMBER LOOK SCREEN	(RF01) METAL ROOF - COLOUR LIGHT GREY

ISS	DATE	ISSUE DESCRIPTION
DA01	10.08.2023	Authorities Approval
SK01	30.11.22	Sketch Design

REV	DATE	REV DESCRIPTION
5	05.09.23	Response to council RFI
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1	15.02.23	layout updates

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• PART 3.7: FIRE SAFETY
• PART 3.8: WC DOOR
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PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
**@ 217a BEACH ROAD
DENHAMS BEACH NSW**

DESCRIPTION
ELEVATIONS 02

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 100

DESIGNED
APA

DRAWN
APA

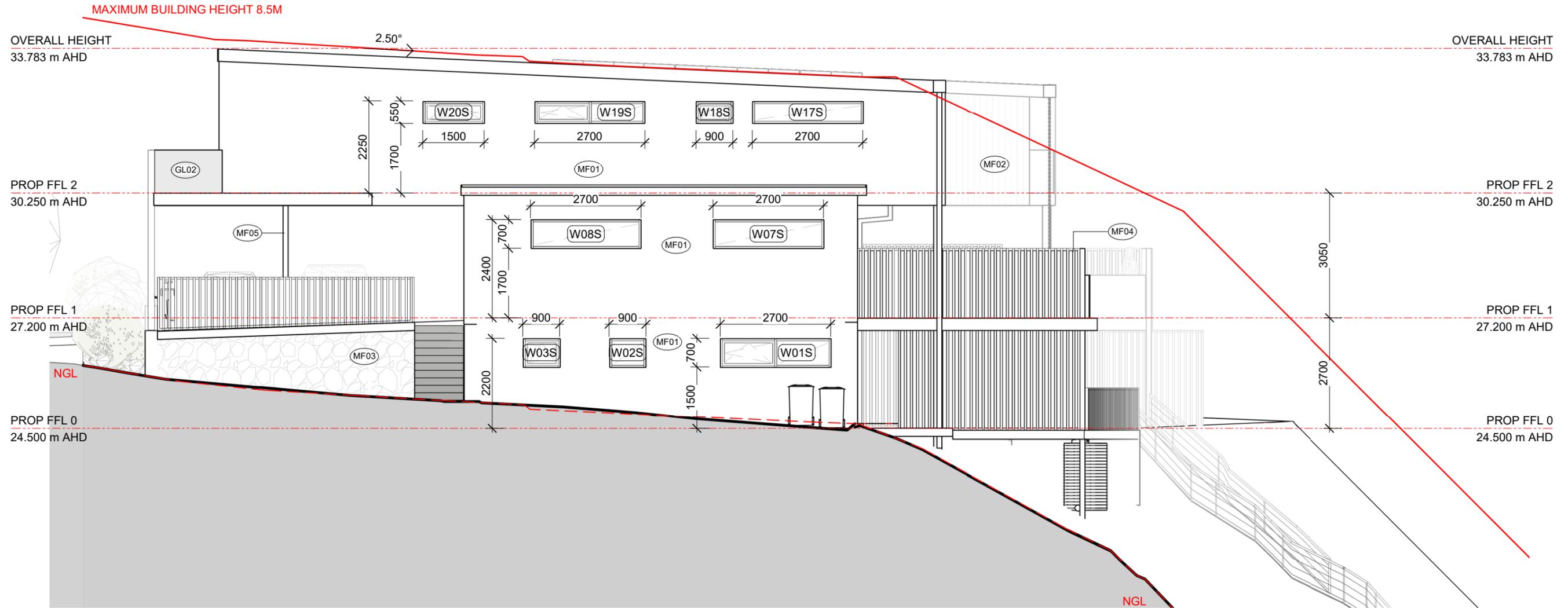
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DATE
12/02/2024

JOB NO
J000167

DRAWING NO
202

ISSUE
DA01



E2 SOUTH ELEVATION

1 : 100

MATERIALS LEGEND	
(MF01) RENDERED LOOK - COLOUR DOVER WHITE OR SIMILAR	(MF05) METAL WORK - COLOUR EUCALYPTUS GREEN OR SIMILAR
(MF02) TIMBER LOOK CLADDING	(GL01) CLEAR GLASS
(MF03) BLUE STONE	(GL02) OPAQUE GLASS
(MF04) TIMBER LOOK SCREEN	(RF01) METAL ROOF - COLOUR LIGHT GREY

ISS	DATE	ISSUE DESCRIPTION	REV.	DATE	REV DESCRIPTION
DA01	10.08.2023	Authorities Approval			
SK01	30.11.22	Sketch Design			
	05.09.23	Response to council RFI	5	05.09.23	Response to council RFI
	07.08.23	revised post Civil coordination	4	07.08.23	revised post Civil coordination
	05.07.23	Revised Draft DA	3	05.07.23	Revised Draft DA
	25.05.23	Draft DA for review	2	25.05.23	Draft DA for review
	15.02.23	layout updates	1	15.02.23	layout updates

NOTES
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PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
 @217a BEACH ROAD
 DENHAMS BEACH NSW

DESCRIPTION
ELEVATION 03

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
 1 : 100

DESIGNED
 APA

DRAWN
 APA

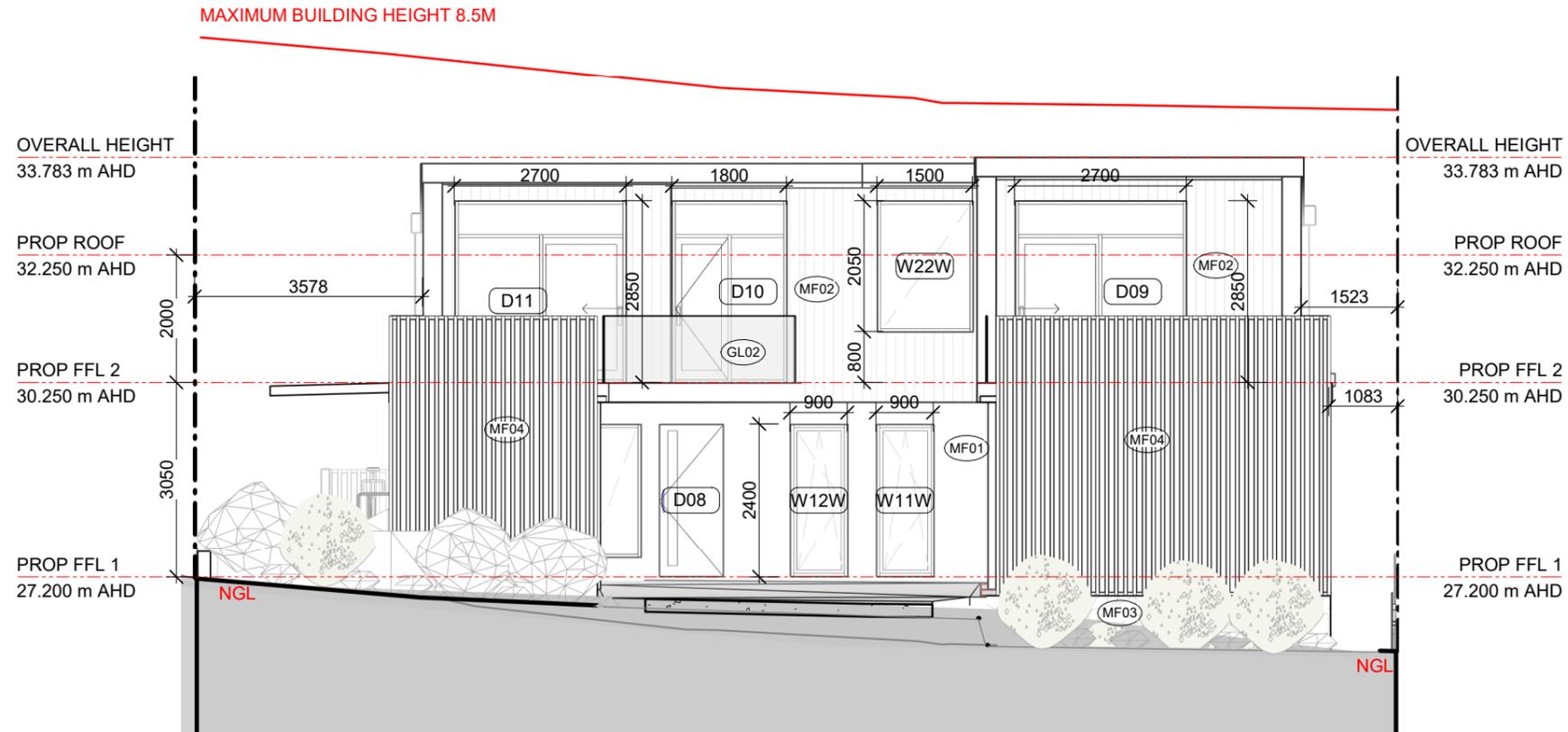
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DATE
 12/02/2024

JOB NO
J000167

DRAWING NO
203

ISSUE
DA01



E4 WEST ELEVATION
1 : 100

MATERIALS LEGEND	
(MF01) RENDERED LOOK - COLOUR DOVER WHITE OR SIMILAR	(MF05) METAL WORK COLOUR EUCALYPTUS GREEN OR SIMILAR
(MF02) TIMBER LOOK CLADDING	(GL01) CLEAR GLASS
(MF03) BLUE STONE	(GL02) OPAQUE GLASS
(MF04) TIMBER LOOK SCREEN	(RF01) METAL ROOF - COLOUR LIGHT GREY

ISS	DATE	ISSUE DESCRIPTION
DA01	10.08.2023	Authorities Approval
SK01	30.11.22	Sketch Design

REV	DATE	REV DESCRIPTION
4	07.08.23	revised post Civil coordination
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PROJECT
DENHAMS BEACH DUPLEX

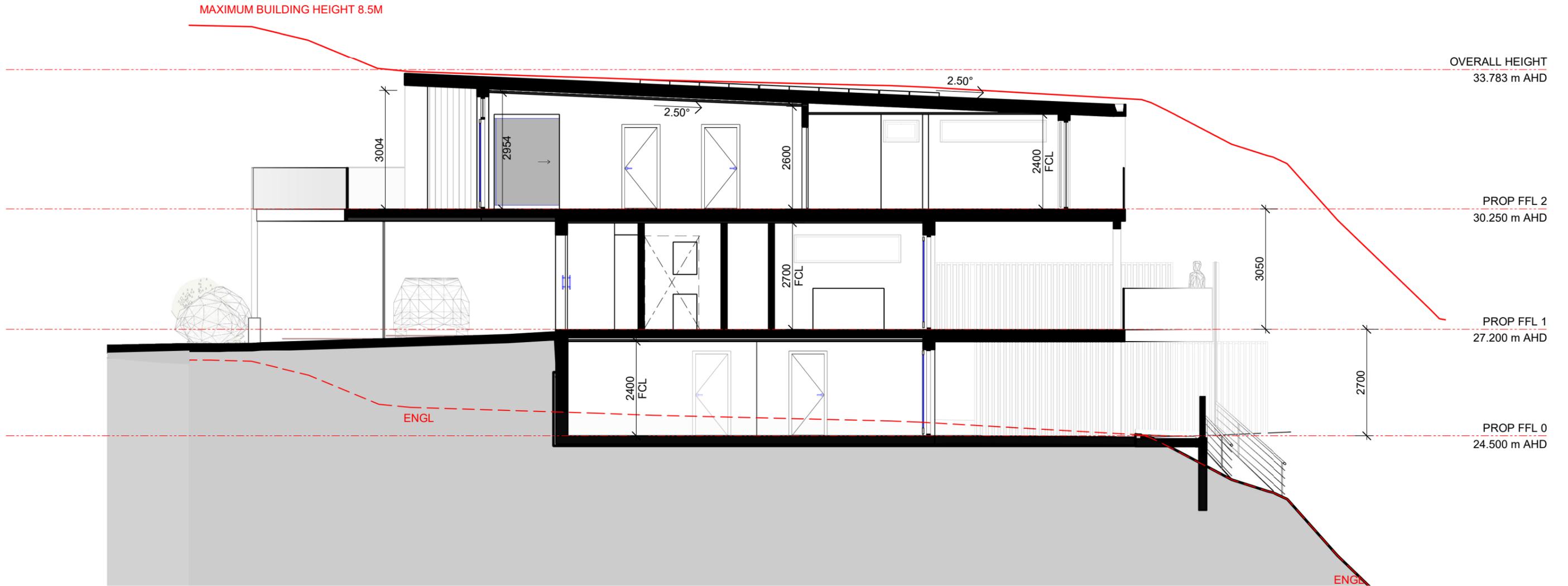
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@ 217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
ELEVATIONS 04

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 100
DESIGNED
APA
DRAWN
APA
CHECKED
NA

DATE
12/02/2024
JOB NO
J000167
DRAWING NO
204
ISSUE
DA01



1 SECTION 01
1 : 100

ISS	DATE	ISSUE DESCRIPTION
DA01	10.08.2023	Authorities Approval
SK01	30.11.22	Sketch Design

REV	DATE	REV DESCRIPTION
5	12.02.24	Response to council's RFI
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PROJECT
DENHAMS BEACH DUPLEX

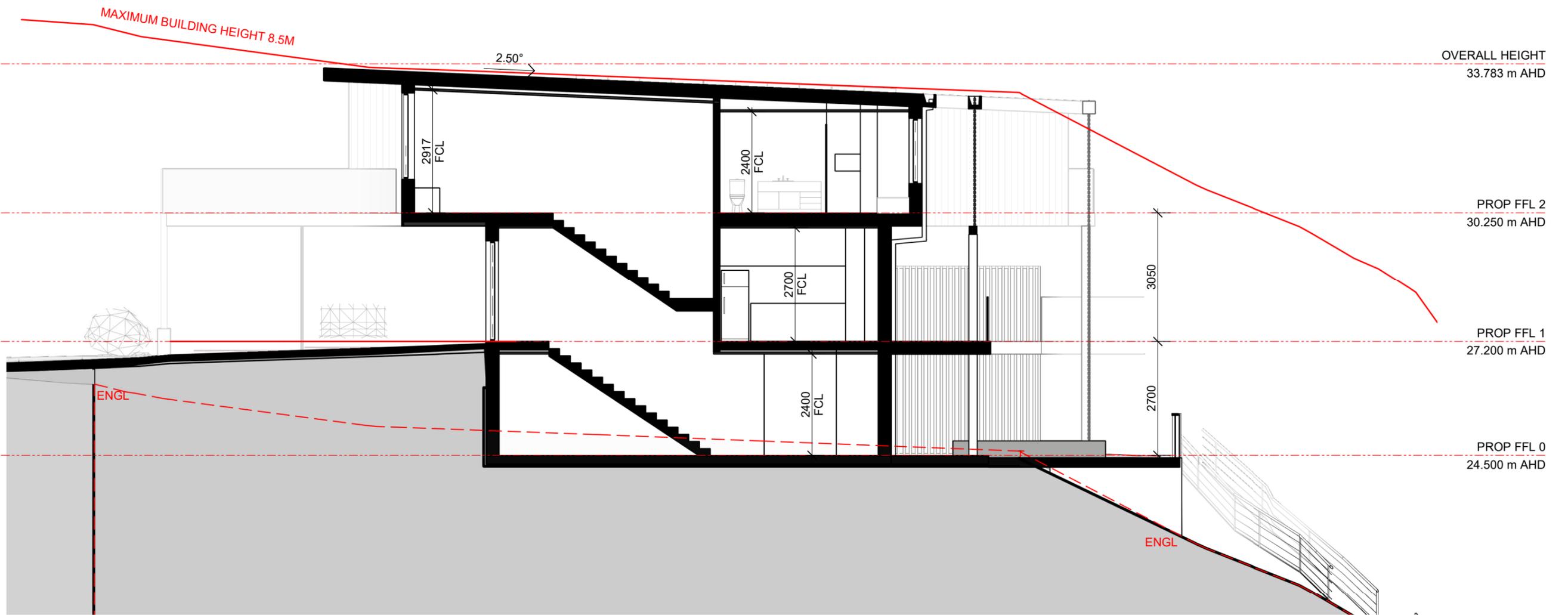
LOT 2 DP 773132
@217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
SECTIONS 01

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 100
DESIGNED
APA
DRAWN
APA
CHECKED
NA

DATE
12/02/2024
JOB NO
J000167
DRAWING NO
301
ISSUE
DA01



1 SECTION 02
1 : 100

ISS	DATE	ISSUE DESCRIPTION
DA01	10.08.2023	Authorities Approval
SK01	30.11.22	Sketch Design

REV	DATE	REV DESCRIPTION
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 • PART 3.3: MASONRY
 • PART 3.7: FIRE SAFETY
 • PART 3.8: WC DOOR
 • PART 3.9: STAIRS AND BALUSTRADES



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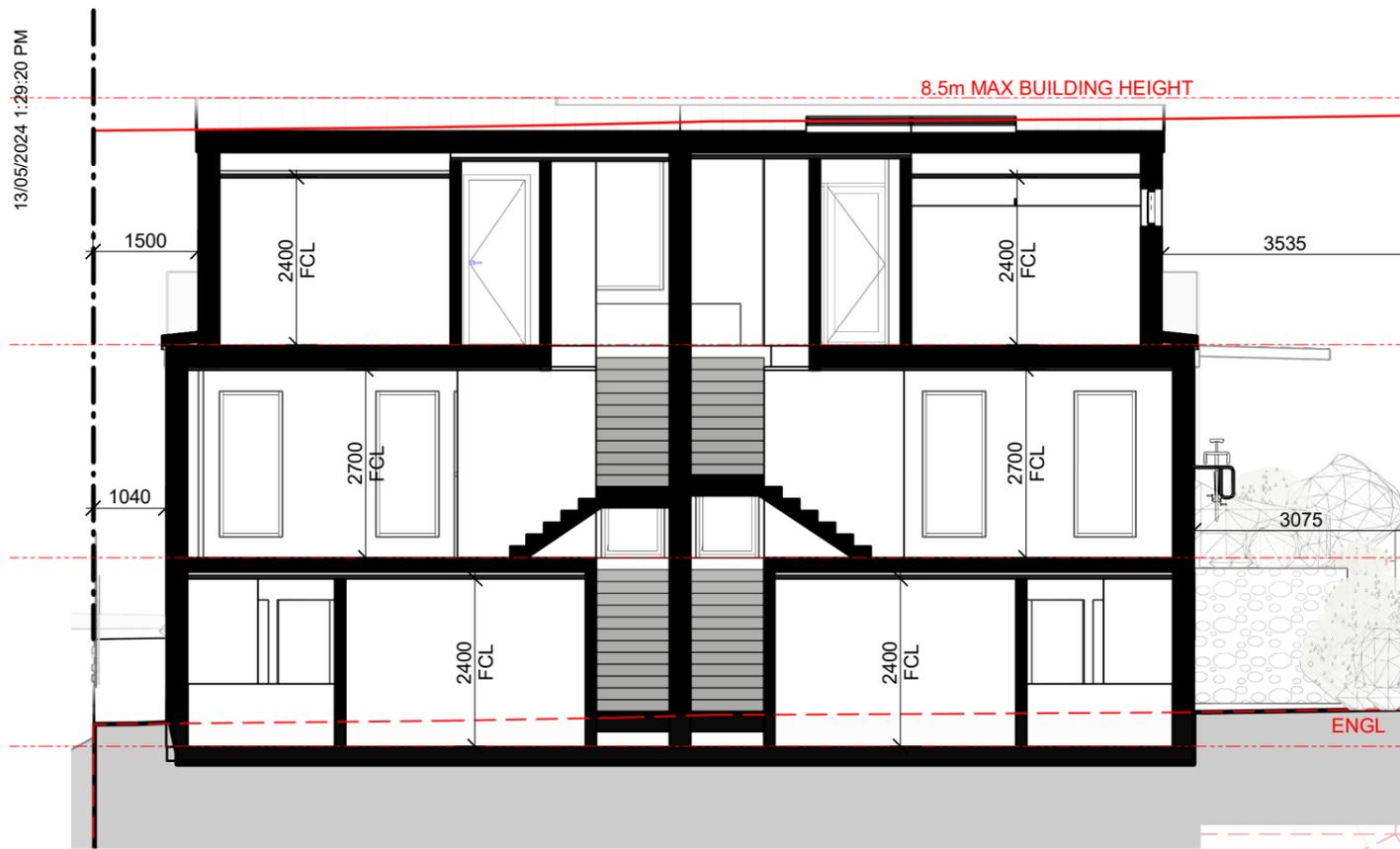
PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
@217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
SECTIONS 02

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3	DATE
1 : 100	12/02/2024
DESIGNED APA	JOB NO J000167
DRAWN APA	DRAWING NO 302
CHECKED NA	ISSUE DA01



OVERALL HEIGHT
33.783 m AHD

PROP FFL 2
30.250 m AHD

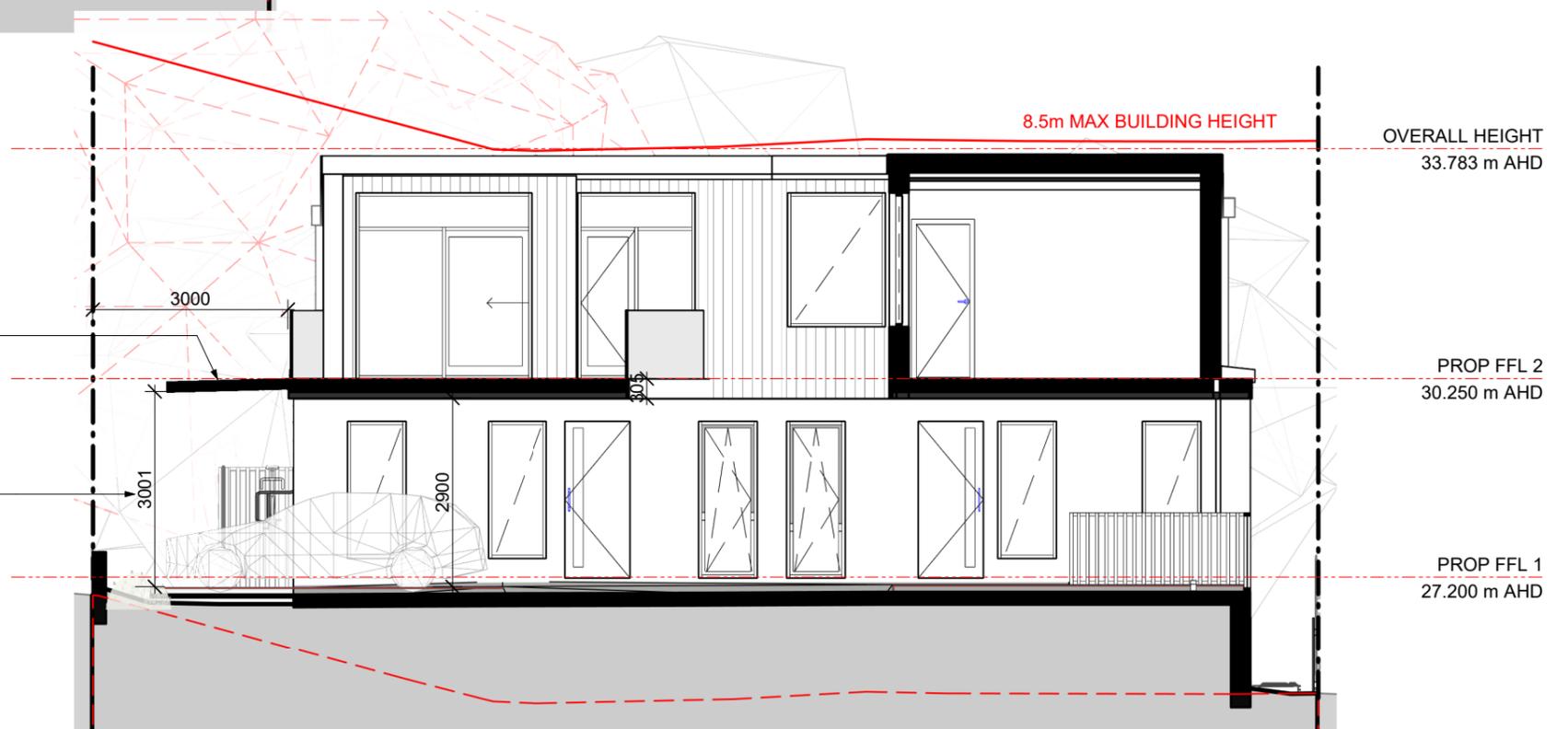
PROP FFL 1
27.200 m AHD

PROP FFL 0
24.500 m AHD

Ext. Walls:	Construction	Insulation	Colour	Details	
	90 mm CLT Lined Concrete Lined	R2.5 added R2.5 added	Varies Light	As per plans As per plans	
Int. Walls:	Construction	Insulation	Details		
	90 mm CLT Lined	None	As per plans		
Floors:	Construction	Insulation	Details		
	100 mm CLT Lined Concrete	None R1.0 added	Where open below To ground slab and slab edge		
Ceilings:	Construction	Insulation	Details		
	Plasterboard	R2.5 added	As per plans		
Roof:	Construction	Insulation	Colour	Details	
	Metal Deck	60mm Anticon (R1.3)	Light	As per plans	
Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details
Group A	CMP-005-04 I	Double Tint	Composite	2.2/0.32	Tilt & Turn, Casement, Entry door
Group B	CMP-004-04 I	Double Tint	Composite	3.4/0.33	Fixed, Sliding
Skylights:	Product ID	Glass	Type	Uw/SHGCw	Details
Other:	Orientation	Terrain	Rangehood	Recessed Downlights	Software Version
	348	Exposed	Ducted	Sealed LED - 1 per 2.5m ²	HERO

1 SECTION 03

1 : 100



2 SECTION 04

1 : 100

ISS	DATE	ISSUE DESCRIPTION
DA01	10.08.2023	Authorities Approval
SK01	30.11.22	Sketch Design

REV.	DATE	REV DESCRIPTION
5	12.02.24	Response to council's RFI
4	07.08.23	revised post Civil coordination
3	05.07.23	Revised Draft DA
2	25.05.23	Draft DA for review
1	15.02.23	layout updates

NOTES

Verify all dimensions on site
Use Dimensions DO NOT SCALE

Prior to completion of works, certificates to be provided to architect and home owner:

1. Certification of Footings, & Structure
2. Wet Sealing
3. Termite Protection
4. Glazing Certificate
5. Insulation Certificate
6. Plumbing Final
7. Electrical Final
8. Certificate of Occupancy

All works are to comply with the Building Code of Australia and referenced Australian Standards, including and not limited to:

- AS 1170.3: Snow Loading Code
- AS 1288: Glass in buildings, section and installation
- AS 1684: Framing Code
- AS/NZ 3500 Plumbing, Drainage & Gas
- AS 3600.1: Termite protection
- AS 3740: Waterproofing of domestic wet areas
- AS 3786: Smoke Alarms
- HOUSING PROVISIONS OF THE BUILDING CODE OF AUSTRALIA:
 - PART 3.3: MASONRY
 - PART 3.7: FIRE SAFETY
 - PART 3.8: WC DOOR
 - PART 3.9: STAIRS AND BALUSTRADES



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Colbert

PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
@217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
SECTIONS 03

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 100

DESIGNED
APA

DRAWN
APA

CHECKED
NA

DATE
12/02/2024

JOB NO
J000167

DRAWING NO
303

ISSUE
DA01

13/05/2024 1:29:21 PM



MF01 - RENDER LOOK
COLOUR: DOVER WHITE OR SIMILAR



MF05 - EXTERNAL METAL WORK
COLOUR: EUCALYPTUS GREEN OR SIMILAR



MF02 - TIMBER LOOK CLADDING



RF01 - METAL ROOF
COLOUR: LIGHT GREY



MF03 - BLUESTONE

ISS	DATE	ISSUE DESCRIPTION	REV. DATE	REV DESCRIPTION
	DA01 10.08.2023	Authorities Approval		

NOTES

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PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
@ 217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
MATERIAL SCHEDULE

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3

DESIGNED
APA

DRAWN
MG

CHECKED
AH

DATE
16/08/2023

JOB NO
J000167

DRAWING NO
600

ISSUE
DA01



ISS	DATE	ISSUE DESCRIPTION
DA01	10.08.2023	Authorities Approval
SK01	31.03.23	Sketch Design

REV	DATE	REV DESCRIPTION
4	13.05.24	Response to Council's RFIs
3	07.08.23	revised post Civil coordination
2	05.07.23	Revised Draft DA
1	25.05.23	Draft DA for review



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PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
 @ 217a BEACH ROAD
 DENHAMS BEACH NSW

DESCRIPTION
EXTERNAL PERSPECTIVES 01

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3

DESIGNED
APA

DRAWN
APA

CHECKED
NA

DATE
13/05/2024

JOB NO
J000167

DRAWING NO
900

ISSUE
DA01