

DENHAMS BEACH DUPLEX - EMERGENCY ENVIRONMENTAL PROTECTION WORKS

217A BEACH ROAD, DENHAMS BEACH, NSW

SUBJECT OF THESE DRAWINGS AN THE ATTACHED SUPPORTING DOCUMENTS IS TO TELL A CHRONOLOGICAL FULL SITE HISTORY, TO PROVIDE A CLEAR GEOTECHNICAL AND STRUCTURAL PICTURE AND TO CLEARLY DESCRIBE THE WORKS CARRIED OUT AS EMERGENCY ENVIRONMENTAL PROTECTION WORKS.

DRAWING LIST

No	Sheet Name
C000	COVER PAGE
C0001	EXISTING SITE CONDITIONS & EXTENT OF ERROSION 1
C0002	EXISTING SITE CONDITIONS & EXTENT OF ERROSION 2 - PHOTOS
C0003	GEOTECHNICAL INVESTIGATION AND WEED REMOVAL 1
C0004	GEOTECHNICAL INVESTIGATION AND WEED REMOVAL 2 - PHOTOS
C0005	GEOTECHNICAL INVESTIGATION AND WEED REMOVAL 3 - PHOTOS
C0006	STRUCTURAL PROPOSAL AND ADVICE 1
C0007	STRUCTURAL PROPOSAL AND ADVICE 2
C0008	STRUCTURAL PROPOSAL AND ADVICE 3
C0009	STRUCTURAL PROPOSAL AND ADVICE 4 - TERRAMAT INSTALLATION
C0010	CONSTRUCTION OF WORKS 1 - INTENT OF RETAINING WALLS AND PROPOSED STRUCTURE
C0011	CONSTRUCTION OF WORKS 2 - INTENT OF RETAINING WALLS AND PROPOSED STRUCTURE
C0012	CONSTRUCTION OF WORKS 3 - PHOTOS
C0013	CONSTRUCTION OF WORKS 4 - PHOTOS
C0014	CONSTRUCTION OF WORKS 5 - PHOTOS
C0015	CONSTRUCTION OF WORKS 6 - PHOTOS

ATTACHED SUPPORTING DOCUMENTS:

- GEOTECHNICAL INVESTIGATION REPORT
 - CLIFF STABILIZATION LETTER FROM STRUCTURAL ENGINEER
 - CLIFF STABILIZATION CONCEPT BY STRUCTURAL ENGINEER
 - ARBORIST REPORT
 - RETAINING WALL STRUCTURAL DESIGN BY STRUCTURAL ENGINEER
 - PRELIMINARY ENVIRONMENTAL ASSESSMENT REPORT
 - RETAINING WALLS STRUCTURAL DESIGN STATEMENT
 - VERTI-BLOCK BROCHURE
- 17/07/2023
21/09/2023
22/09/2023
07/12/2023
05/02/2024
16/04/2024
30/05/2024

DA-C 13.09.24 Authorities Approval
ISS DATE ISSUE 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
REV	DATE	REV DESCRIPTION



adhami pender architecture

welcome@adhamipenderarchitecture.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

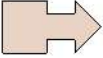
DESCRIPTION
COVER PAGE

PROJECT STATUS
AUTHORITIES APPROVAL

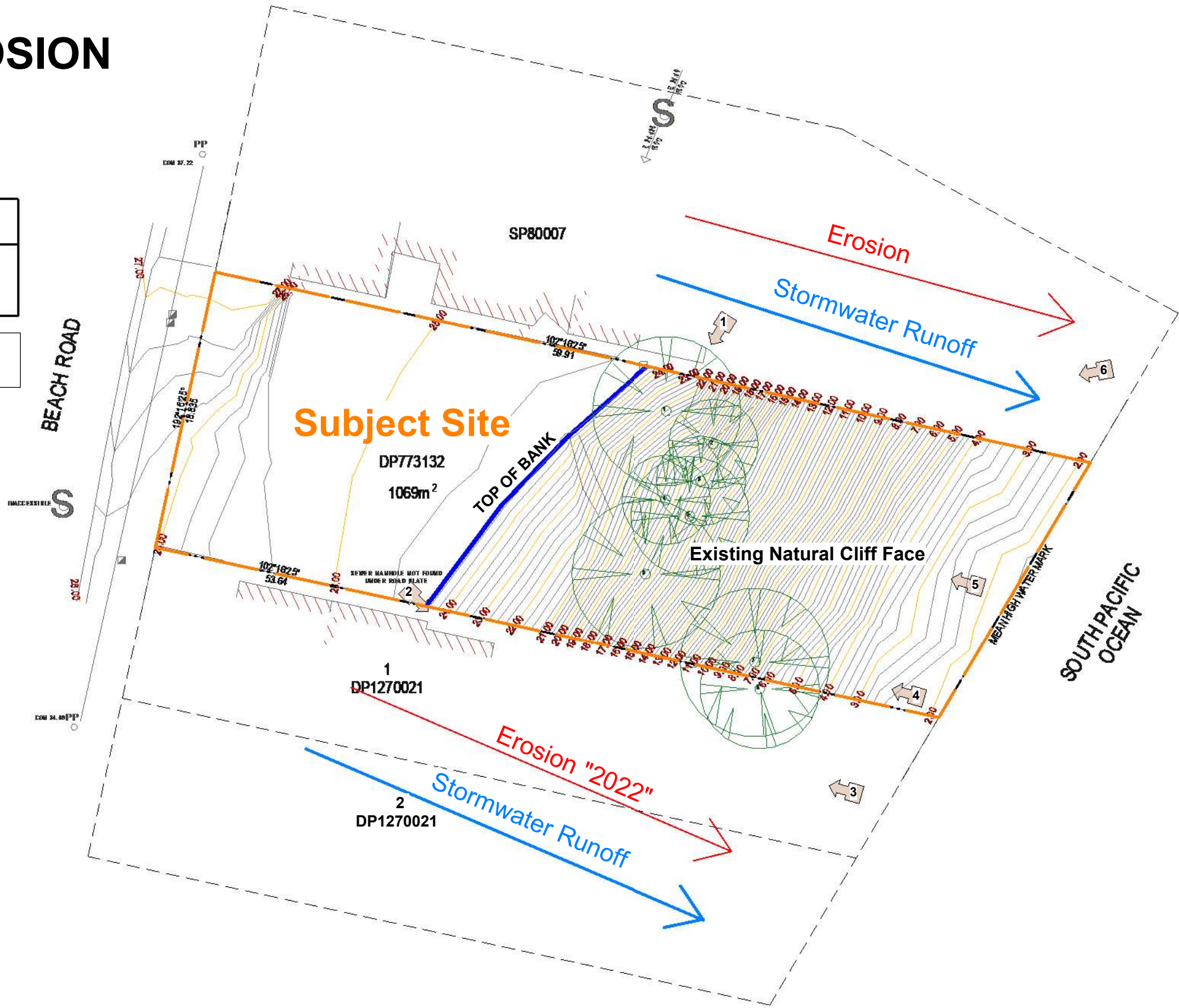
SCALE at A3	DATE 13.09.24
DESIGNED APA	JOB NO J000167
DRAWN MG	DRAWING NO C000
CHECKED NA	ISSUE DA-C

1. ENVIRONMENTAL EROSION

LEGEND

 Site Photos Showing Erosion and Original Site Condition

Note: Subject site information from survey undertaken on 05/09/2022



EXISTING SITE CONDITIONS & EXTENT OF ERROSION
1 : 300

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

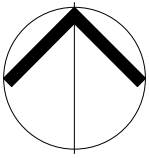
All works are to comply with the Building Code of Australia and referenced Australian Standards, including and not limited to:
• AS 1170.3: Snow Loading Code
• AS 1288: Glass in buildings, section and installation
• AS 1684: Framing Code
• AS/NZ 3500 Plumbing, Drainage & Gas
• AS 3600.1: Termite protection
• 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

adhamipender architecture

welcome@adhamipenderarchitecture.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
EXISTING SITE
CONDITIONS & EXTENT OF
ERROSION 1

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
As
indicated
DESIGNED
MG
DRAWN
MG
CHECKED
NA

DATE
13.09.24
JOB NO
J000167
DRAWING NO
C0001
ISSUE
DA-C



1 19/10/2022



2 28/11/2022



3 28/11/2022



4 02/03/2023



5 02/03/2023



5 02/03/2023



6 02/03/2023

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



CLIENT
Colbert

PROJECT
DENHAMS BEACH DUPLEX

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

DESCRIPTION

**EXISTING SITE
CONDITIONS & EXTENT OF
ERROSION 2 - PHOTOS**

PROJECT STATUS
AUTHORITIES APPROVAL

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

DATE
13.09.24
JOB NO
J000167
DRAWING NO
C0002
ISSUE
DA-C

2. REMEDIATION - SITE CLEARING AND WEED REMOVAL

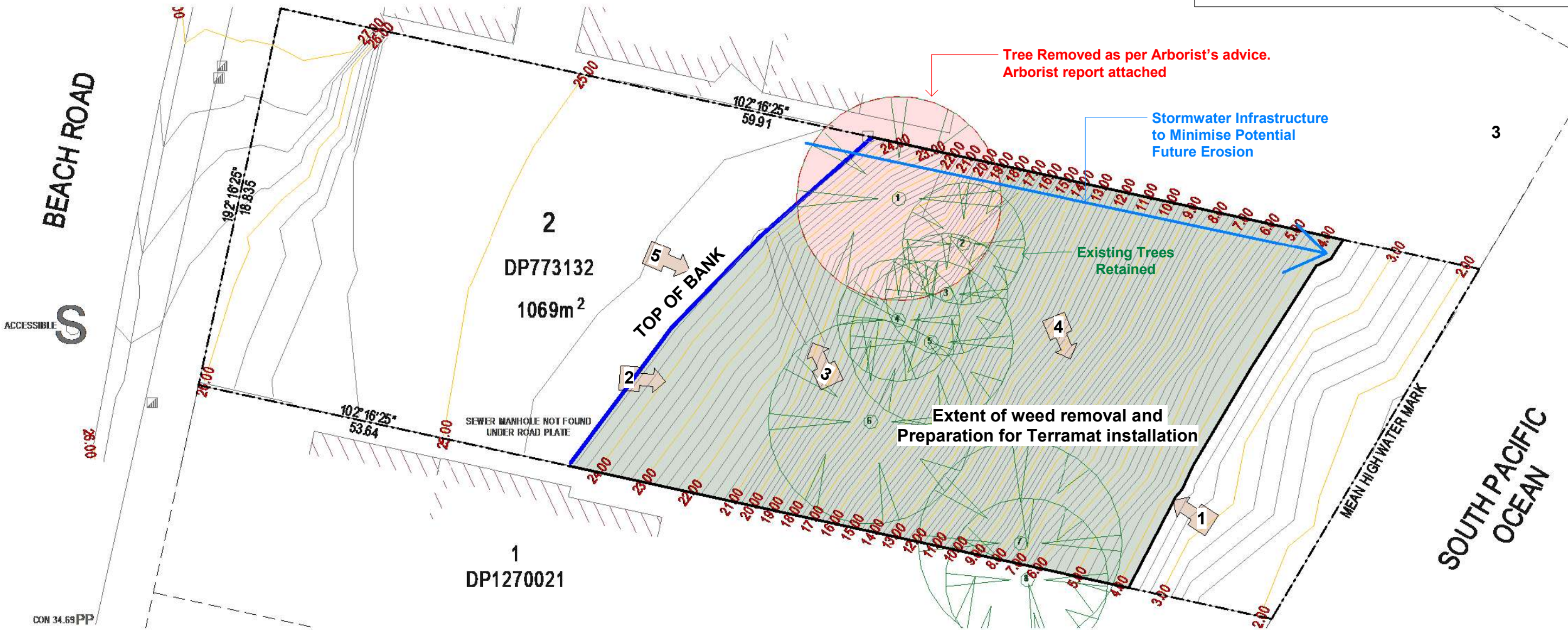
To gain better understanding of the condition of the subject site and the site erosion the following advice was obtained:

- Geotechnical investigation report
- Structural advice regarding condition of landslide
- Arborist report.

Necessary removal of weed was undertaken to expose the cliff face and to allow for appropriate and necessary cliff stabilization work. Every effort was done to retain all healthy plantation,. All trees were retained except for one tree removed as per arborist advice.

Existing beach access tracks and steps were uncovered. Site was re-surveyed post vegetation clearing.

Note: Subject site information from survey undertaken on 05/09/2022



SITE CLEARING AND WEED REMOVAL

1 : 200

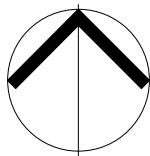
DA-C 13.09.24 Authorities Approval
ISS DATE ISSUE DESCRIPTION

REV. DATE REV DESCRIPTION

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



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

DESCRIPTION
GEOTECHNICAL
INVESTIGATION AND WEED
REMOVAL 1
PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
As
indicated
DESIGNED
APA
DRAWN
APA
CHECKED
NA

DATE
13.09.24
JOB NO
J000167
DRAWING NO
C0003
ISSUE
DA-C



1 09/11/2023



1 09/11/2023



2 09/11/2023

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



CLIENT
Colbert

PROJECT
DENHAMS BEACH DUPLEX

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

DESCRIPTION
**GEOTECHNICAL
INVESTIGATION AND WEED
REMOVAL 2 - PHOTOS**

PROJECT STATUS
AUTHORITIES APPROVAL

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

DATE
13.09.24
JOB NO
J000167
DRAWING NO
C0004
ISSUE
DA-C



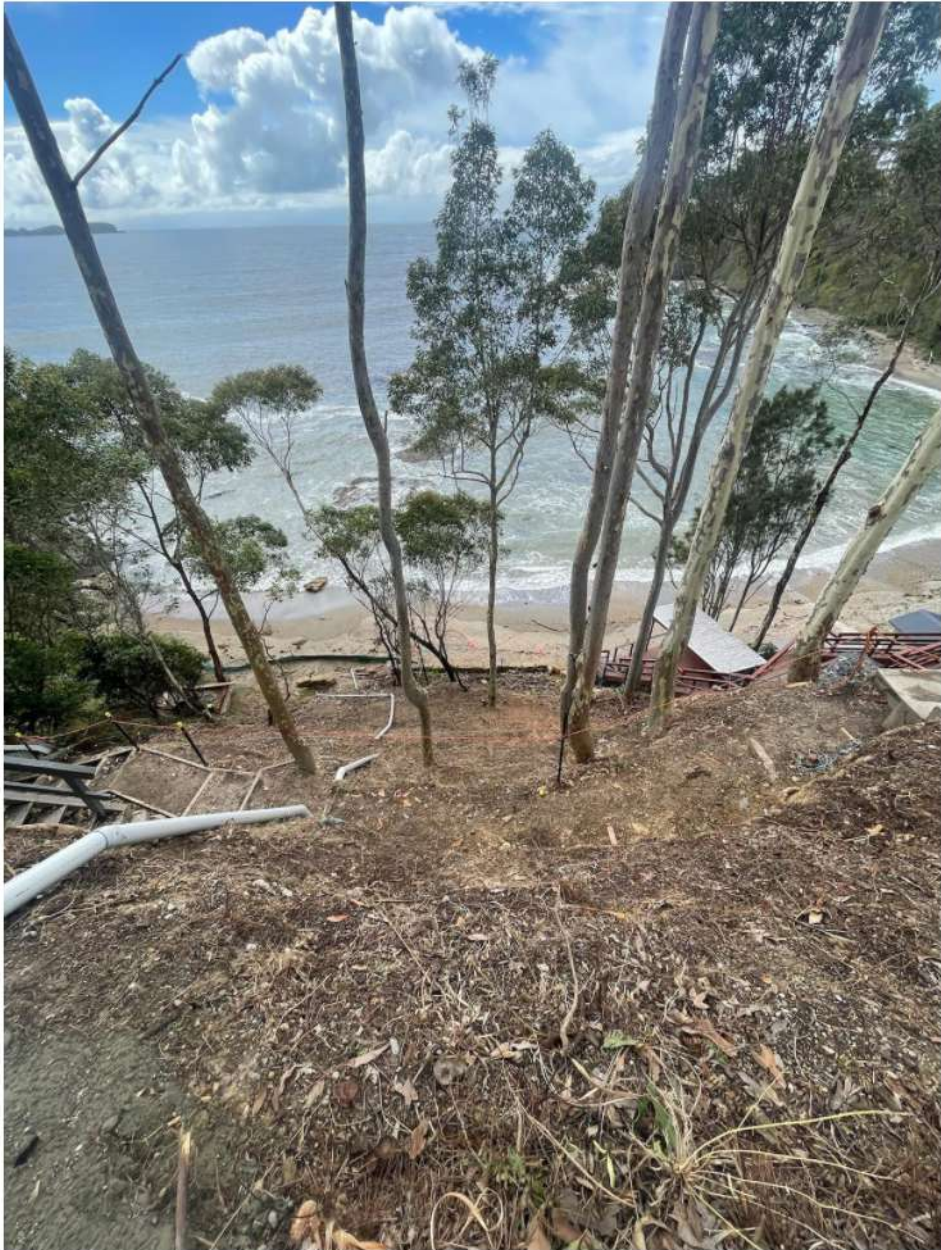
3

09/11/2023



4

09/11/2023



5

09/11/2023

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

adhami pender architecture

welcome@adhamipenderarchitecture.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
GEOTECHNICAL
INVESTIGATION AND WEED
REMOVAL 3 - PHOTOS

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 100

DESIGNED
APA

DRAWN
APA

CHECKED
NA

DATE
13.09.24

JOB NO
J000167

DRAWING NO
C0005

ISSUE
DA-C

3. REMEDIATION - STRUCTURAL WORKS

Weed removal was followed by the installation of Terramat as per structural engineer's advice and design. Terramat, is a lightweight, three dimensional erosion mat designed to provide permanent erosion control of soil and to reinforce the root system of grasses and vegetation.

Structural engineer's design included 2 retaining walls at the bottom of the cliff to secure and stabilise the bank and batter. Verti-block system was proposed as part of the design. Product brochure attached.

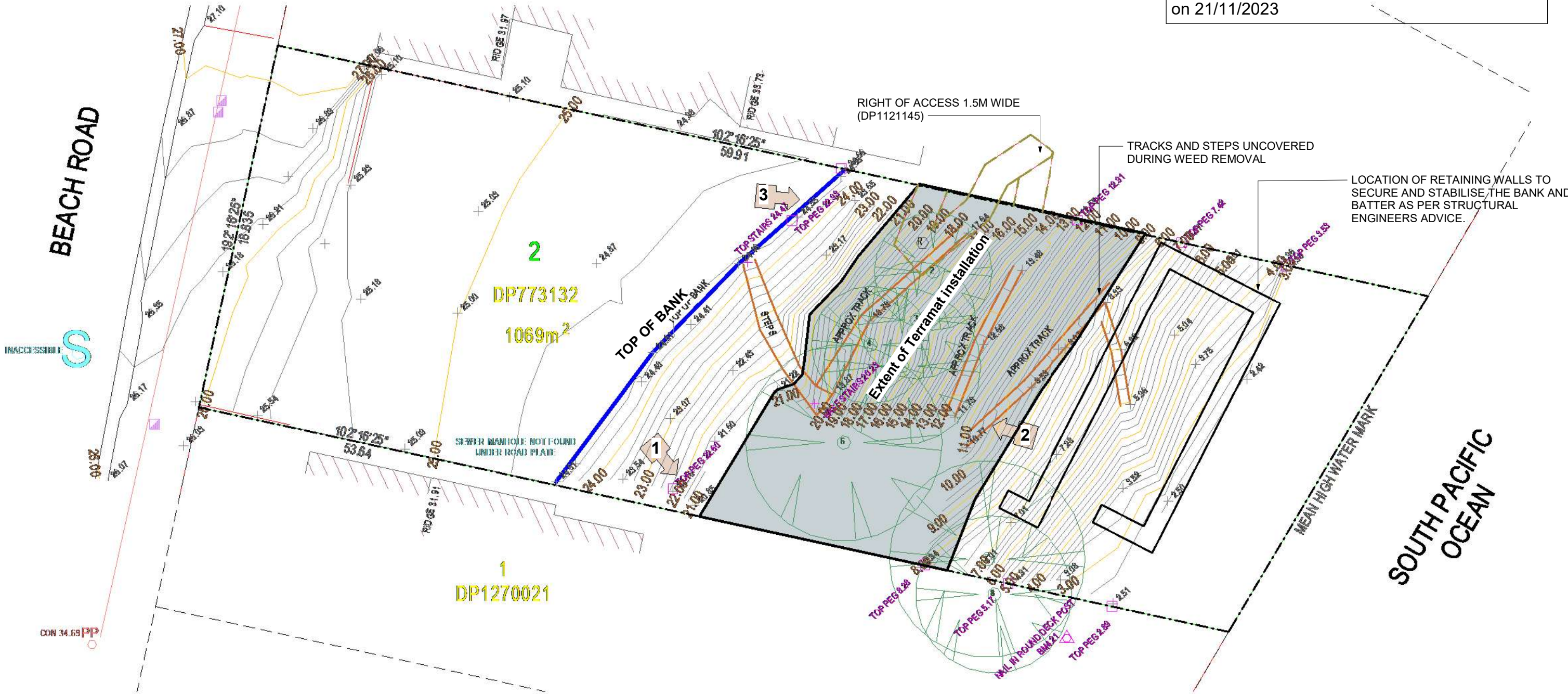
structural engineer's design diagrams included on Sheet No. C007 and No. C008 and are attached as part the supporting documents package.

LEGEND

Site Photos Showing Installation of Terramat

Area of Installation of Terramat

Note: Subject site information from detailed topographical survey of the cliff face undertaken on 21/11/2023



DA-C 13.09.24 Authorities Approval

ISS DATE ISSUE DESCRIPTION

REV. DATE REV DESCRIPTION

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

adhamipender architecture

welcome@adhamipenderarchitecture.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

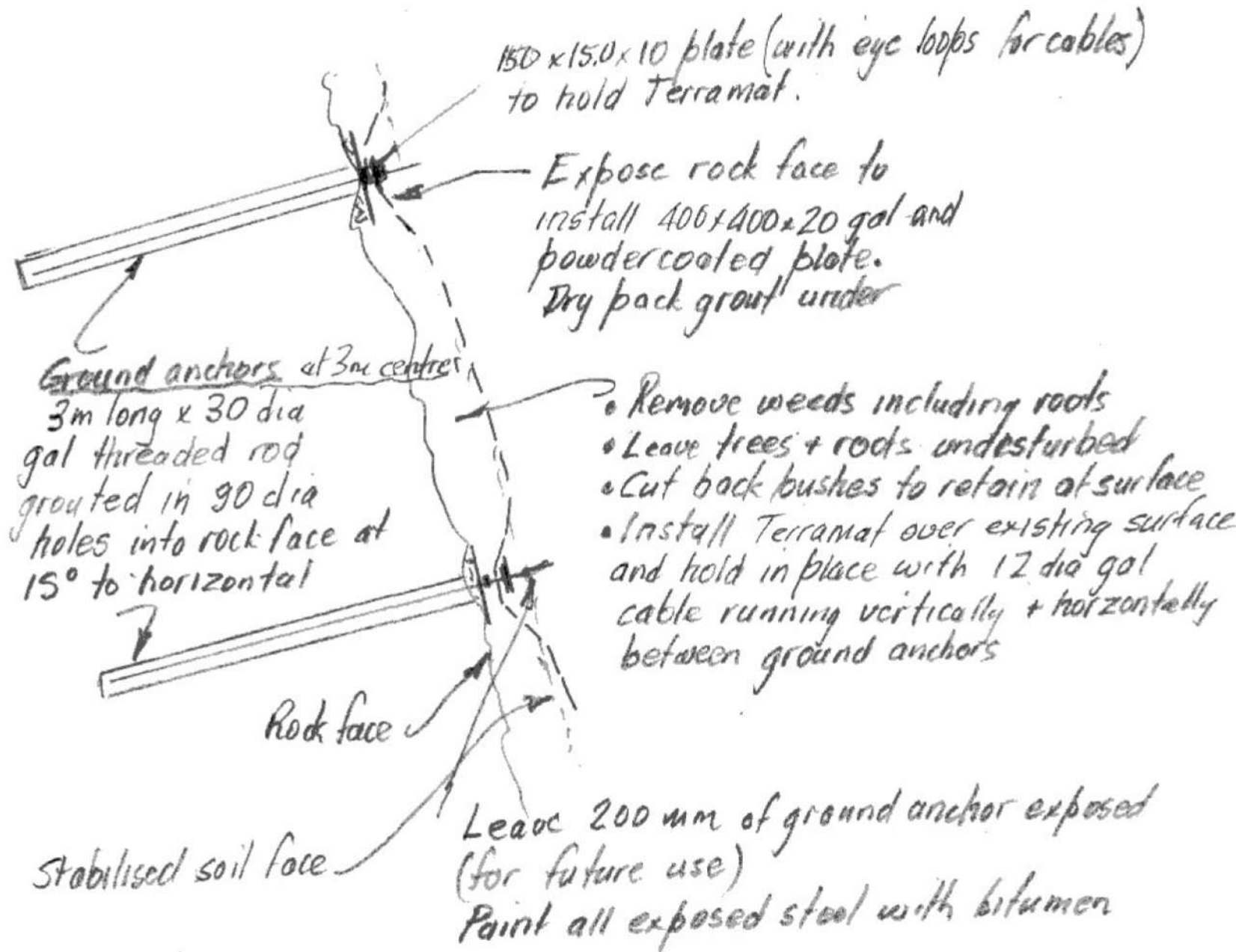
DESCRIPTION
STRUCTURAL PROPOSAL
AND ADVICE 1

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
As indicated
DESIGNED
DRAWN
APA
CHECKED
NA

DATE
13.09.24
JOB NO
J000167
DRAWING NO
C0006
ISSUE
DA-C

217 Beach Rd, Denhams Beach
Slope Stabilisation



Structural Engineer's Terramat Application Detail for Slope Stabilisation

Hinge
22/9/23

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

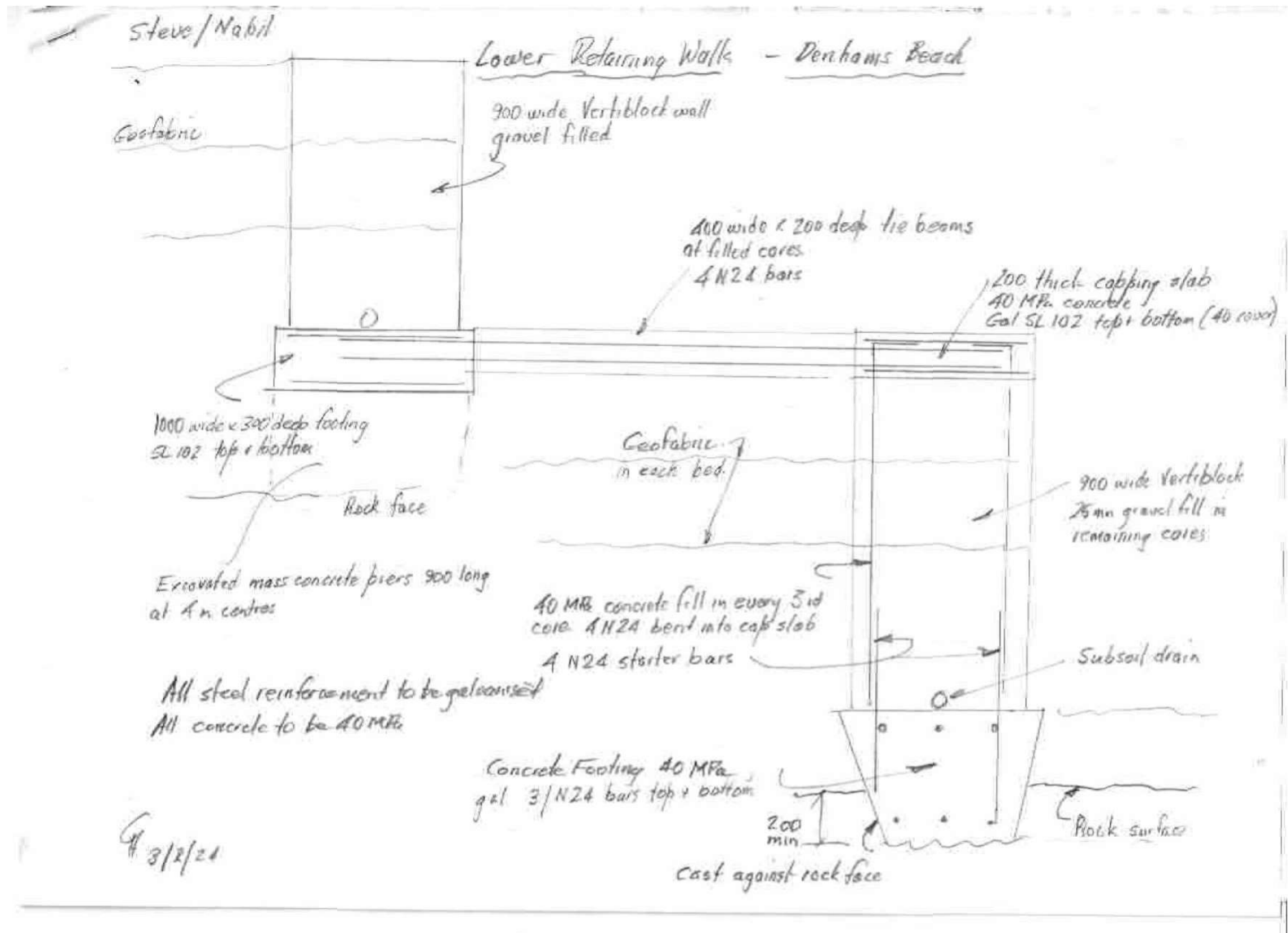
All works are to comply with the Building Code of Australia and referenced Australian Standards, including and not limited to:
• AS 1170.3: Snow Loading Code
• AS 1288: Glass in buildings, section and installation
• AS 1684: Framing Code
• AS/NZ 3500 Plumbing, Drainage & Gas
• AS 3600.1: Termite protection
• 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



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

DESCRIPTION
STRUCTURAL PROPOSAL
AND ADVICE 2
PROJECT STATUS
AUTHORITIES APPROVAL

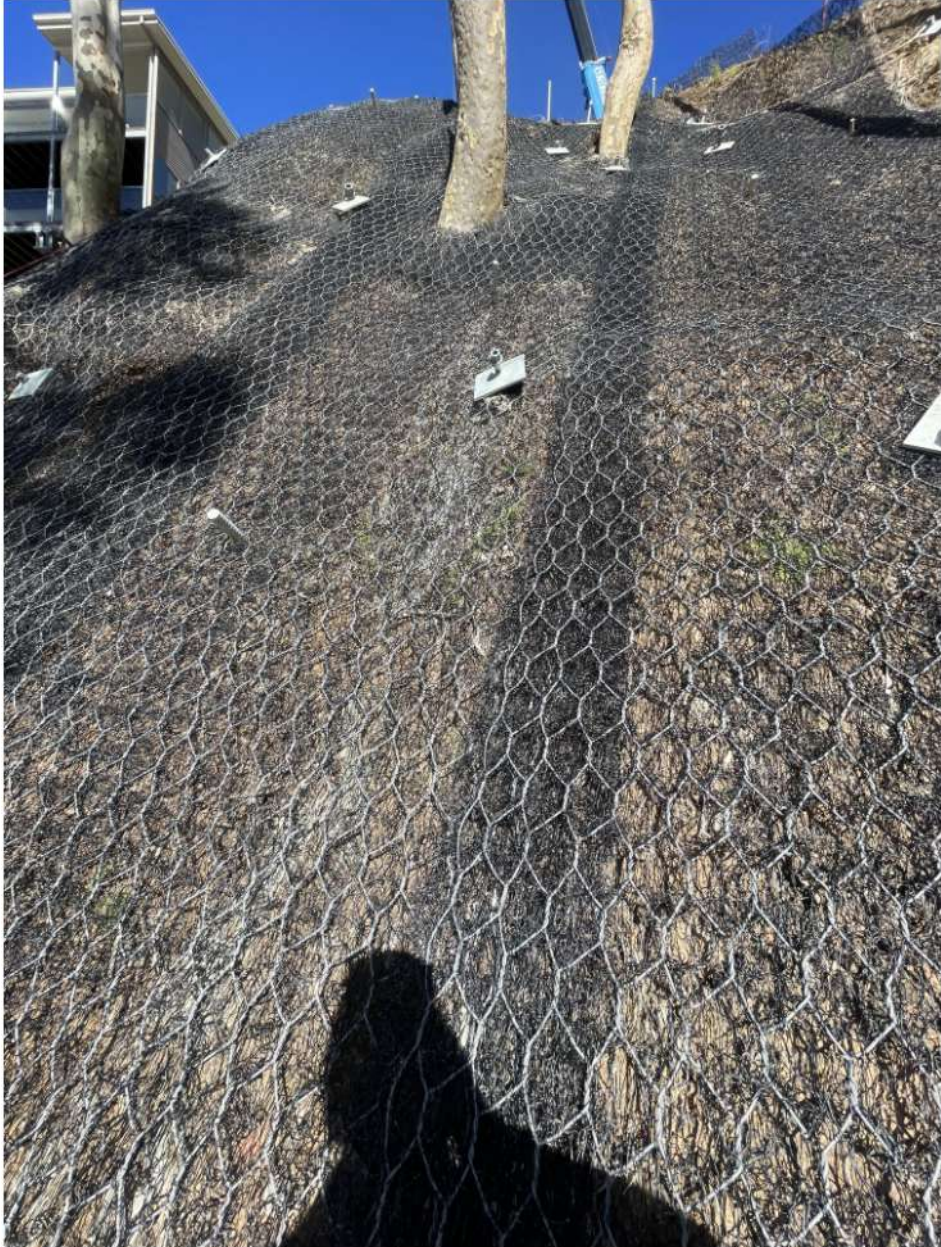
SCALE at A3
DESIGNED
APA
DRAWN
APA
CHECKED
NA
DATE
13.09.24
JOB NO
J000167
DRAWING NO
C0007
ISSUE
DA-C



Structural Engineer's Design for Cliff Stabilising Retaining Walls



1 22/12/2023



2 22/12/2023



3 30/12/2023

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



CLIENT
Colbert

PROJECT
DENHAM'S BEACH DUPLEX

LOT 2 DP 773132
@ 217a BEACH ROAD
DENHAM'S BEACH NSW

DESCRIPTION
**STRUCTURAL PROPOSAL
AND ADVICE 4 - TERRAMAT
INSTALLATION**

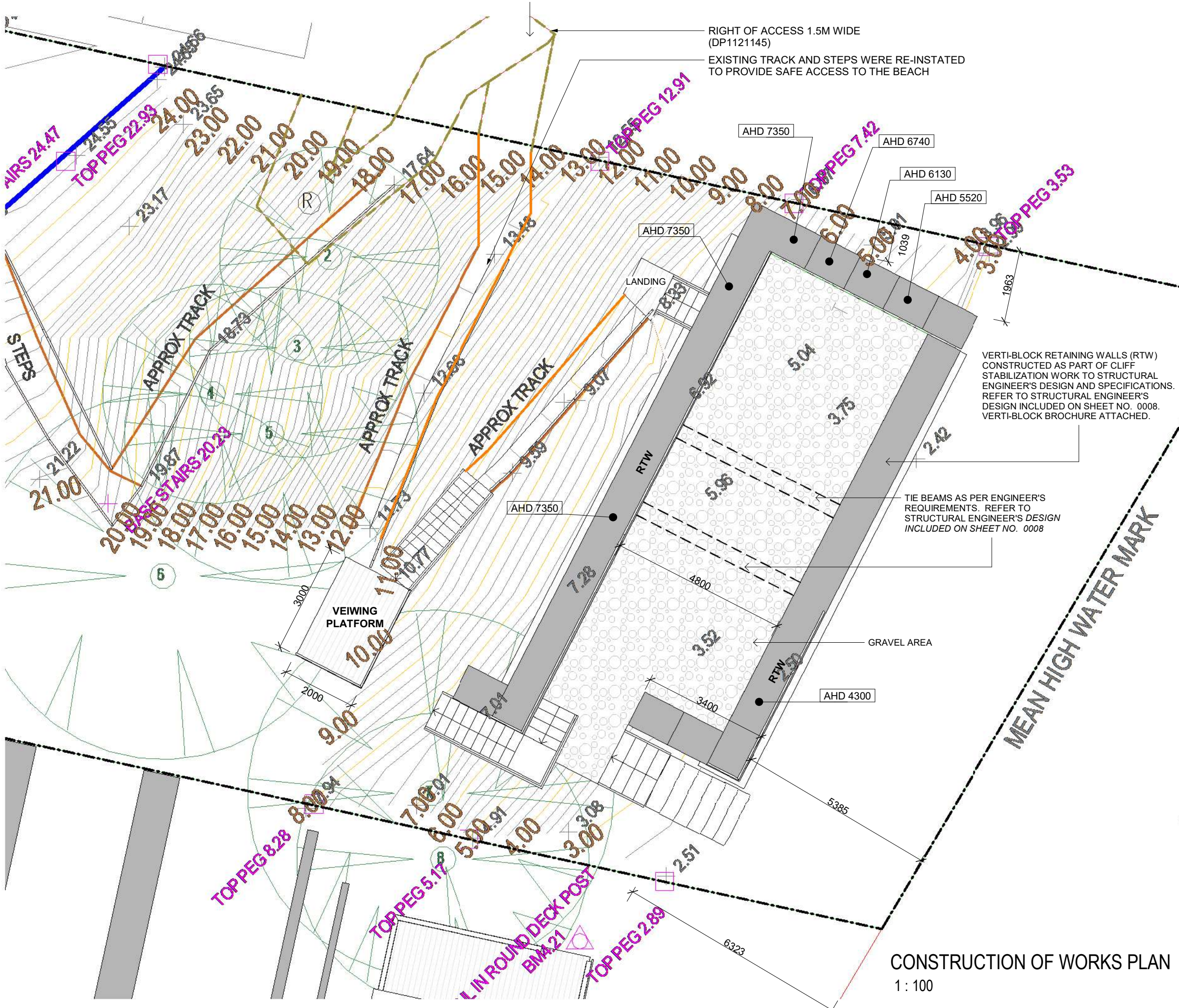
PROJECT STATUS
AUTHORITIES APPROVAL

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

DATE
13.09.24
JOB NO
J000167
DRAWING NO
C0009
ISSUE
DA-C

16/09/2024 8:52:51 PM

4. REMEDIATION - STRUCTURAL WORKS



NOTES

Verify all dimensions on site
 Use Dimensions DO NOT SCALE
 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 3660.1: 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

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

DA-C 13.09.24 Authorities Approval		
ISS	DATE	ISSUE DESCRIPTION

REV	DATE	REV DESCRIPTION
 <p>adhami pender architecture</p> <p>welcome@adhamipenderarchitecture.com</p> <p>Tel: (02) 62477242</p> <p>Shop 21, 84 Ainsworth St Mawson ACT 2607</p>		

CLIENT
Colbert

PROJECT
DENHAMS BEACH DUPLEX

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

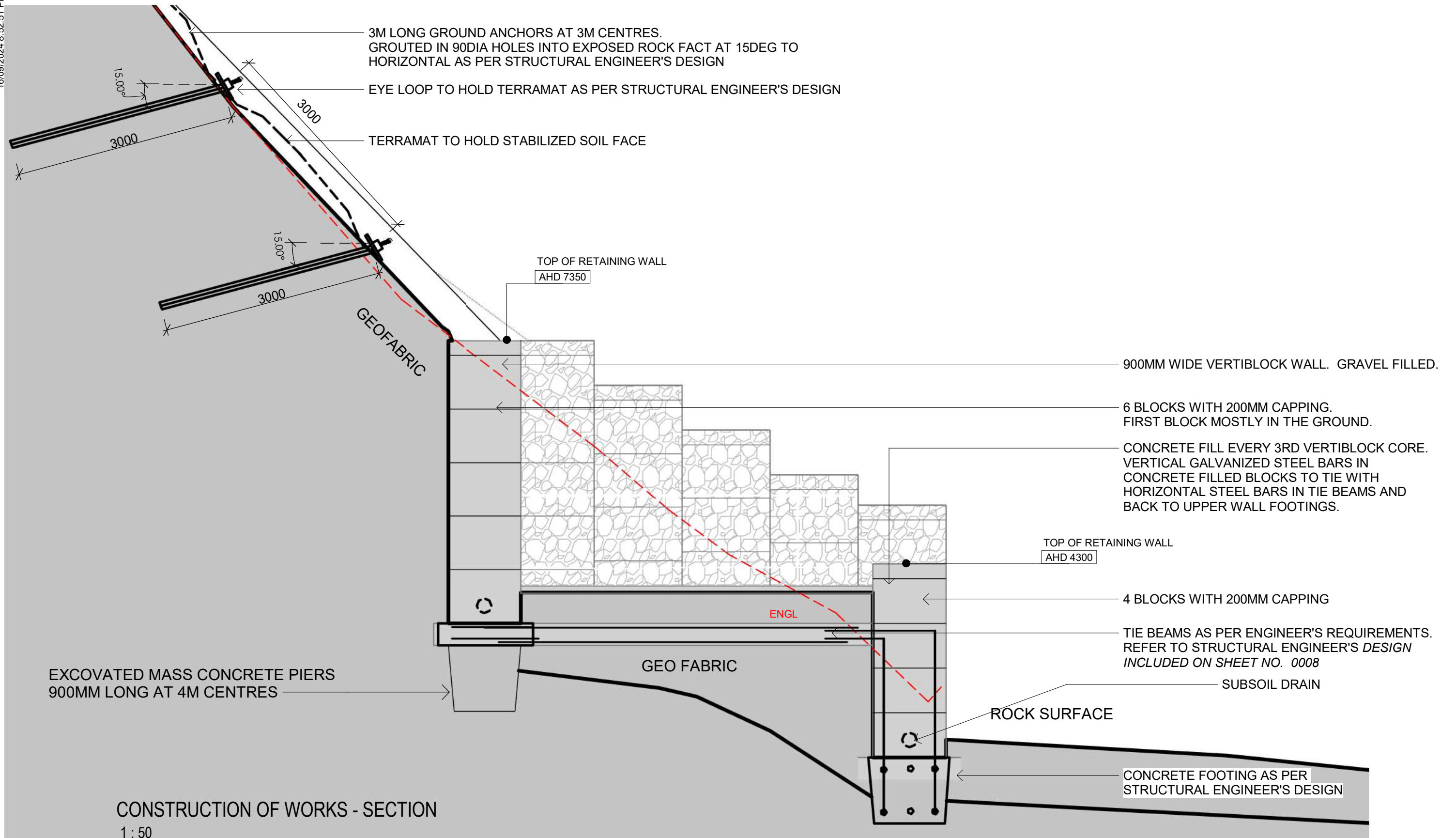
DESCRIPTION
**CONSTRUCTION OF WORKS 1 -
 INTENT OF RETAINING WALLS AND
 PROPOSED STRUCTURE**

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3 1 : 100	DATE 13.09.24
DESIGNED APA	JOB NO J000167
DRAWN APA	DRAWING NO C0010
CHECKED NA	ISSUE DA-C

CONSTRUCTION OF WORKS PLAN
 1 : 100

16/09/2024 8:52:51 PM



DA-C 13.09.24 Authorities Approval
ISS DATE ISSUE DESCRIPTION

REV. DATE REV DESCRIPTION

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



CLIENT
Colbert

PROJECT
DENHAM'S BEACH DUPLEX

LOT 2 DP 773132
@217a BEACH ROAD
DENHAM'S BEACH NSW

DESCRIPTION
**CONSTRUCTION OF
WORKS 2 - INTENT OF
RETAINING WALLS AND
PROPOSED STRUCTURE**
PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 50
DESIGNED
APA
DRAWN
APA
CHECKED
NA
DATE
13.09.24
JOB NO
J000167
DRAWING NO
C0011
ISSUE
DA-C



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



adhami pender architecture

welcome@adhamipenderarchitecture.com

Tel: (02) 62477242

Shop 21,
84 Ainsworth St
Mawson ACT 2607

CLIENT
Colbert

PROJECT
DENHAM'S BEACH DUPLEX

LOT 2 DP 773132
@217a BEACH ROAD
DENHAM'S BEACH NSW

DESCRIPTION
**CONSTRUCTION OF
WORKS 3 - PHOTOS**

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
DESIGNED
APA
DRAWN
APA
CHECKED
NA

DATE
13.09.24
JOB NO
J000167
DRAWING NO
C0012
ISSUE
DA-C



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



adhami pender architecture
welcome@adhamipenderarchitecture.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
**CONSTRUCTION OF
WORKS 4 - PHOTOS**
PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
DESIGNED
APA
DRAWN
APA
CHECKED
NA
DATE
13.09.24
JOB NO
J000167
DRAWING NO
C0013
ISSUE
DA-C



STORMWATER INFRASTRUCTURE

As shown on diagram on Sheet No. C0003

DA-C 13.09.24 Authorities Approval
ISS DATE ISSUE DESCRIPTION

REV. DATE REV DESCRIPTION

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

adhami pender architecture

welcome@adhamipenderarchitecture.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
**CONSTRUCTION OF
WORKS 5 - PHOTOS**

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
DESIGNED
APA
DRAWN
APA
CHECKED
NA

DATE
13.09.24
JOB NO
J000167
DRAWING NO
C0014
ISSUE
DA-C



COMPLETED WORKS

DA-C 13.09.24 Authorities Approval
ISS DATE ISSUE DESCRIPTION

REV. DATE REV DESCRIPTION

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

adhami pender architecture

welcome@adhamipenderarchitecture.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
**CONSTRUCTION OF
WORKS 6 - PHOTOS**

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3

DESIGNED
APA

DRAWN
APA

CHECKED
NA

DATE
13.09.24

JOB NO
J000167

DRAWING NO
C0015

ISSUE
DA-C