

DENHAMS BEACH DUPLEX - 217A BEACH ROAD, DENHAMS BEACH, NSW

No	Sheet Name	Issue	Issue Date
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No	Sheet Name	Issue	Issue Date
203	ELEVATION 03	DA02	15/06/2025
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600	MATERIAL SCHEDULE	DA02	15/06/2025
900	EXTERNAL PERSPECTIVES 01	DA02	15/06/2025

DA02 15.06.25 S.83 Reconsideration

DA01 10.08.2023 Authorities Approval

SK01 30.11.22 Sketch Design

ISS DATE ISSUE DESCRIPTION

6 15.06.25 S.83 Reconsideration

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

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

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

COVER PAGE/PRECINCT PLAN

PROJECT STATUS

AUTHORITIES APPROVAL

SCALE at A3

DESIGNED

APA

DRAWN

MG

CHECKED

NA

DATE

15/06/2025

JOB NO

J000167

DRAWING NO

000

ISSUE

DA02

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 (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1	3	186.0	18.0	50.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2	3	186.0	16.0	36.0	0.0

Ext. Walls:	Construction	Insulation	Colour	Details	
	90 mm CLT Lined	R2.5 added	Varies	As per plans	
	Concrete Lined	R2.5 added	Light	As per plans	
Int. Walls:	Construction	Insulation	Details		
	90 mm CLT Lined	None	As per plans		
Floors:	Construction	Insulation	Details		
	100 mm CLT Lined	None	Where open below		
	Concrete	R1.0 added	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 2.5m²	HERO

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 (m²)	1069
Roof area (m²)	250
Non-residential floor area (m²)	0.0
Residential car spaces	2
Non-residential car spaces	0

Common area landscape	
Common area lawn (m²)	0.0
Common area garden (m²)	420.0
Area of indigenous or low water use species (m²)	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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	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	-	-	-	-	-	-	-	-	-

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	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)	1-phase airconditioning 2.5 Star (old label)	1-phase airconditioning 2.5 Star (old label)	1-phase airconditioning 2.5 Star (old label)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	3	yes

DA02 15.06.25 S.83 Reconsideration
DA01 18.08.2023 Authorities Approval

ISS	DATE	ISSUE DESCRIPTION
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1	15.06.25	S.83 Reconsideration
REV	DATE	REV DESCRIPTION



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Colbert

PROJECT
DENHAMS BEACH DUPLEX

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

DESCRIPTION
BASIX COMMITMENTS
1

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3	DATE 15/06/2025
DESIGNED APA	JOB NO J000167
DRAWN MG	DRAWING NO 001
CHECKED NA	ISSUE DA02

	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

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	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/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
1	51.4	11.2
All other dwellings	70.6	16.1

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground(m²)	Suspended floor with open subfloor (m²)	Suspended floor with endclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
1	61	-	-	-	No

Dwelling no.	Concrete slab on ground(m²)	Suspended floor with open subfloor (m²)	Suspended floor with endclosed subfloor (m²)	Suspended floor above garage (m²)	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

DA02 15.06.25 S.83 Reconsideration

DA01 18.08.2023 Authorities Approval
ISS DATE ISSUE DESCRIPTION

1 15.06.25 S.83 Reconsideration
REV DATE REV DESCRIPTION



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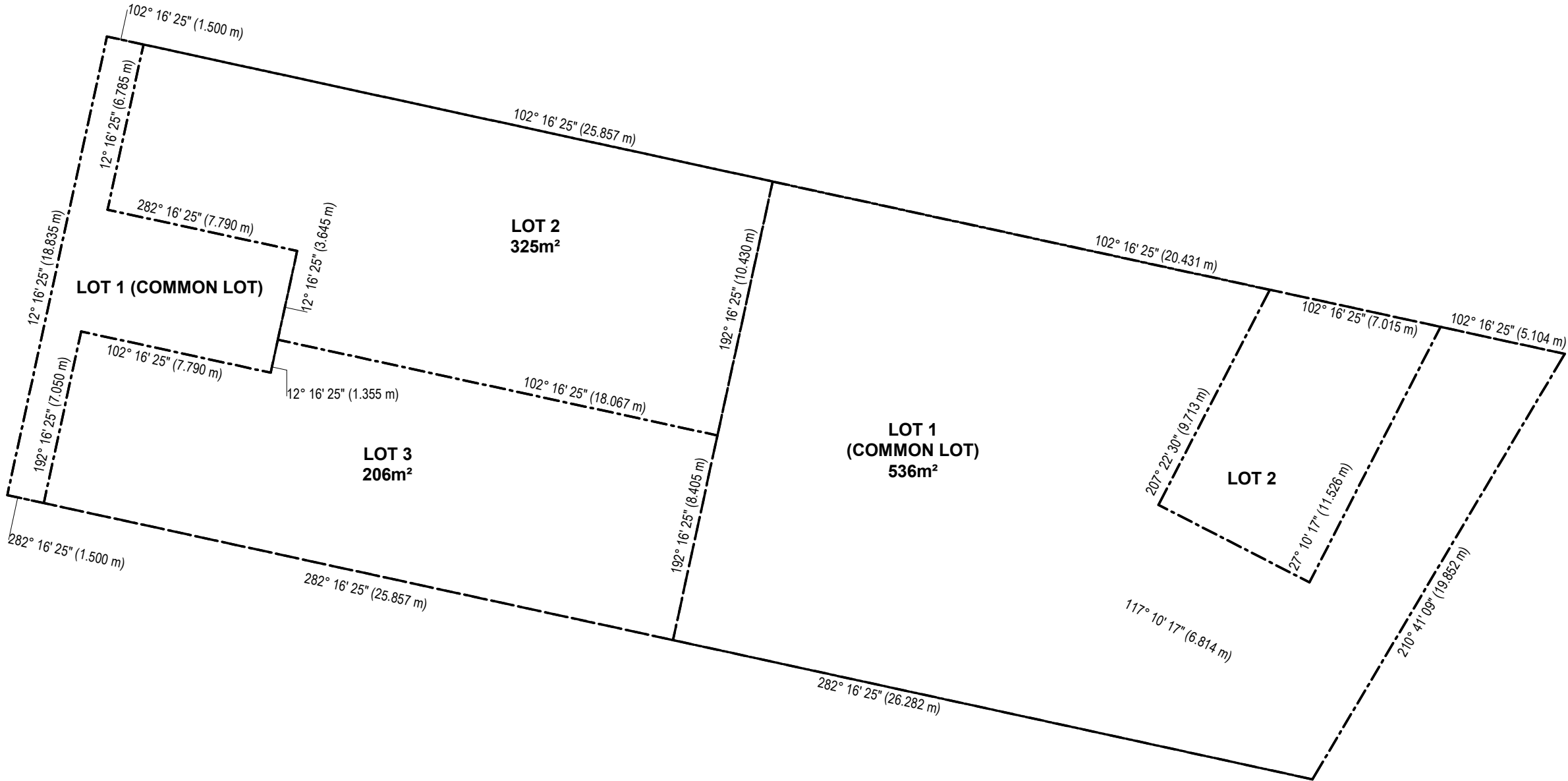
PROJECT
DENHAMS BEACH DUPLEX

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

DESCRIPTION
BASIX COMMITMENTS
2

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3	DATE 15/06/2025
DESIGNED APA	JOB NO J000167
DRAWN MG	DRAWING NO 002
CHECKED NA	ISSUE DA02



DA02	15.06.25	S.83 Reconsideration
DA01	10.08.2023	Authorities Approval
SK01	15.06.23	PRE DA REVIEW
ISS	DATE	ISSUE DESCRIPTION

3	15.06.25	S.83 Reconsideration
2	13.05.24	Response to Council's RFIs
1	12.02.24	Response to council's RFI
REV	DATE	REV DESCRIPTION

NOTES

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3. Termite Protection
4. Glazing Certificate
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7. Electrical Final
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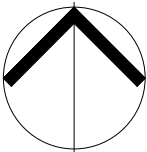
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• AS 1684: Framing Code
• AS/NZ 3500 Plumbing, Drainage & Gas
• AS 3600.1: Termite protection
• AS 3740: Waterproofing of domestic wet areas
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PROJECT
DENHAM'S BEACH DUPLEX

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

DESCRIPTION
DRAFT PLAN OF SUBDIVISION

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 200

DESIGNED
APA

DRAWN
MG

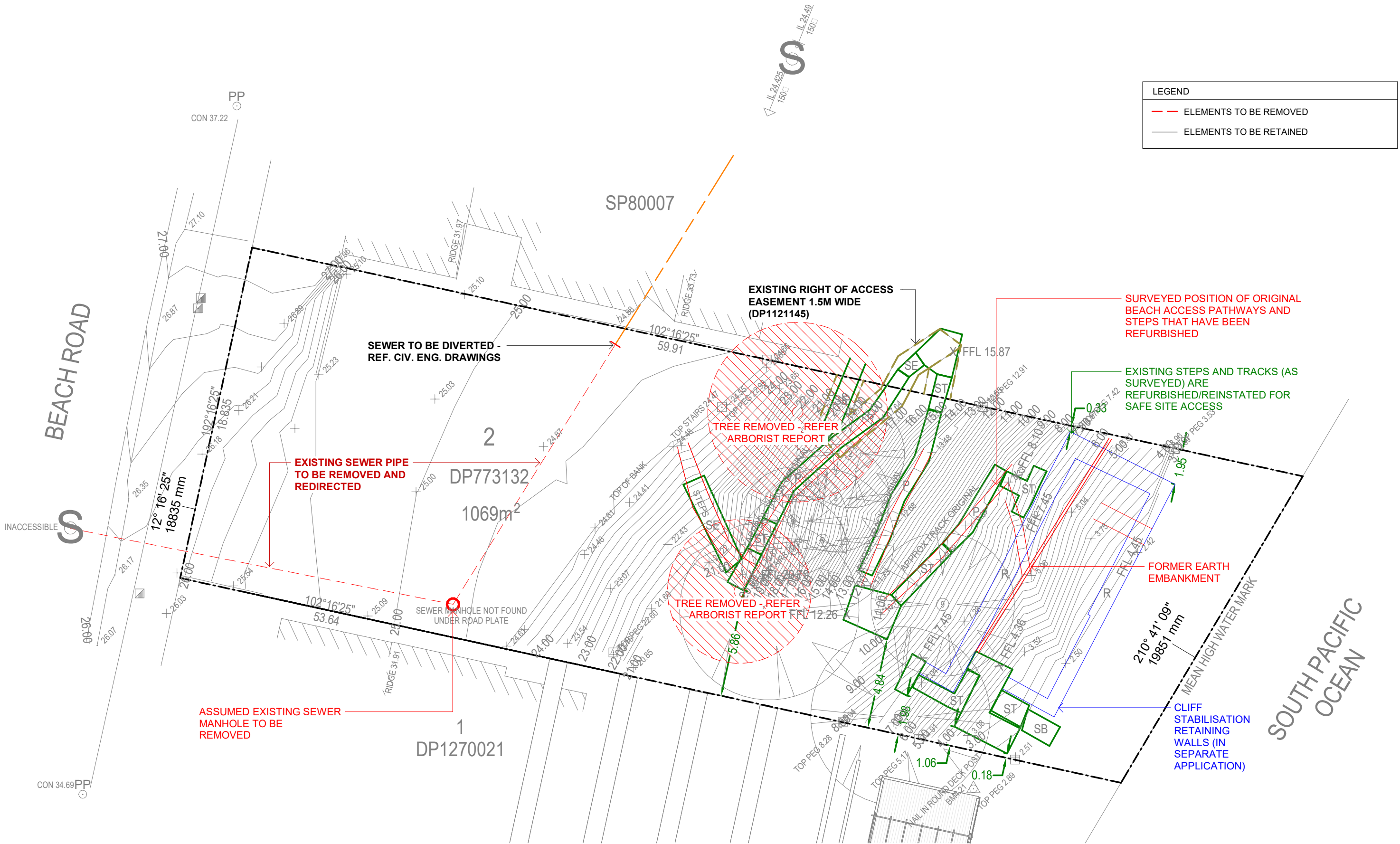
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DATE
15/06/2025

JOB NO
J000167

DRAWING NO
010

ISSUE
DA02



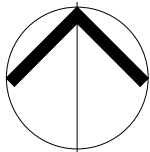
ISS	DATE	ISSUE DESCRIPTION
DA02	15.06.25	S.83 Reconsideration
DA01	10.08.2023	Authorities Approval
SK01	24.05.23	PRE DA REVIEW

REV	DATE	REV DESCRIPTION
5	15.06.25	S.83 Reconsideration
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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PROJECT
DENHAMS BEACH DUPLEX

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

DESCRIPTION
**DEMOLITION SITE PLAN
1-200**

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 200
DESIGNED
APA
DRAWN
MG
CHECKED
NA/AH

DATE
15/06/2025
JOB NO
J000167
DRAWING NO
011
ISSUE
DA02



DA02 15.06.25 S.83 Reconsideration

ISS	DATE	ISSUE DESCRIPTION
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1	15.06.25	S.83 Reconsideration
REV	DATE	REV DESCRIPTION



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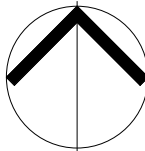
PROJECT
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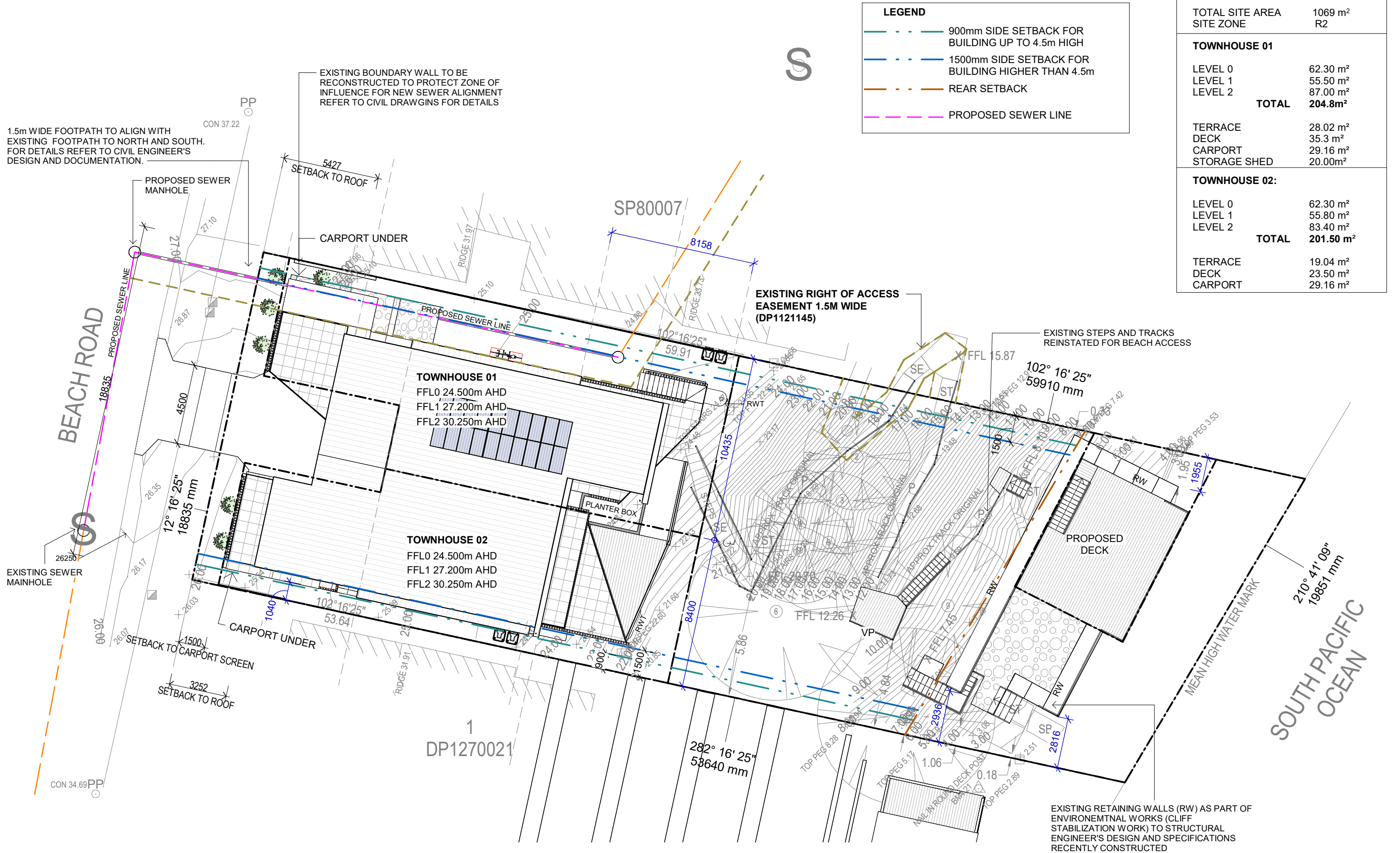
LOT 2 DP 773132
@ 217a BEACH ROAD
DENHAM'S BEACH NSW

DESCRIPTION
SITE CONTEXT PLAN

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3 1 : 500	DATE 15/06/2025
DESIGNED Designer	JOB NO J000167
DRAWN Author	DRAWING NO 012
CHECKED Checker	ISSUE DA02





DA02	15.06.25	S.83 Reconsideration
DA01	10.08.2023	Authorities Approval
SK01	30.11.22	Sketch Design
ISS	DATE	ISSUE DESCRIPTION

9	15.06.25	S.83 Reconsideration
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
REV	DATE	REV DESCRIPTION

NOTES

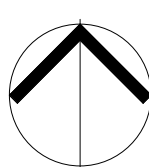
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DENHAMS BEACH DUPLEX

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DESCRIPTION
SITE PLAN 1-200

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 200

DESIGNED
APA

DRAWN
MG

CHECKED
NA

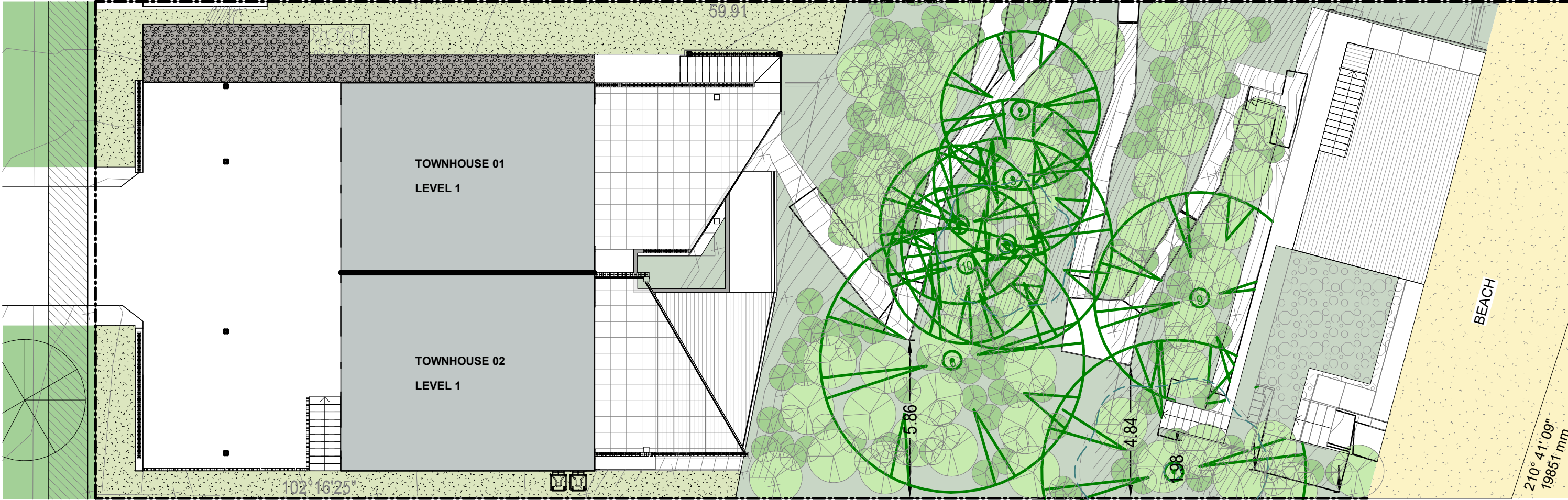
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JOB NO
J000167

DRAWING NO
013

ISSUE
DA02

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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 RELAVENT PLANT SIZE.

SITE AREA: 1069m²
SOFT LANDSCAPE AREA 540m²

% LANDSCAPE AREA: 50.5%

- LEGEND**
- SEMI PERMEABLE DRIVEWAY
 - CRUSHED GRAVEL
 - NATIVE NATURAL LAWN : Kangaroo Grass (Themeda triandra syn. T.australis) or similar
 - NATIVE NATURAL GROUND COVER
 - NATIVE SMALL AND MEDIUM PLANTING:
Euonymus japonicus Tom Thumb
Euonymus japonicus Green Rocket
Westringia fruticosa
Westringia Wynyabbie Gem
Correa alba prostrate
Cistus salvifolius Gallipoli Rose
Hardenbergia Edna - Snow White
Myoporum parvifolium - Centenary Carpet
Rosemary officinalis prostrate
Eremophila mackinlayi chimera
Trachelospermum jasminoides
Eucalyptus latens - Moon Lagoon
 - NATIVE MEDIUM SIZED TREE - MATURE AT APPROX 5m:
Elaeocarpus reticulatus - Blueberry Ash
Syzygium australe - Lilly Pilly Aussie Southern
Eucalyptus pulverulenta - 'Baby Blue'
Telopea speciosissima x oreades 'Waratah White'
 - EXISTING LARGE TREES BEING RETAINED (x8)
REFER ARBORIST REPORT WHICH RECOMMENDS RETENTION OF 7 x TREES

DA02 15.06.25 S.83 Reconsideration
DA01 10.08.2023 Authorities Approval
SK01 24.05.23 PRE DA REVIEW

ISS	DATE	ISSUE DESCRIPTION	REV	DATE	REV DESCRIPTION
7	15.06.25	S.83 Reconsideration			
6	13.05.24	Response to Council's RFIs			
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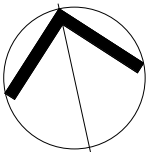
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LOT 2 DP 773132
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DENHAMS BEACH NSW

DESCRIPTION
LANDSCAPE PLAN

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 150

DESIGNED
APA

DRAWN
APA

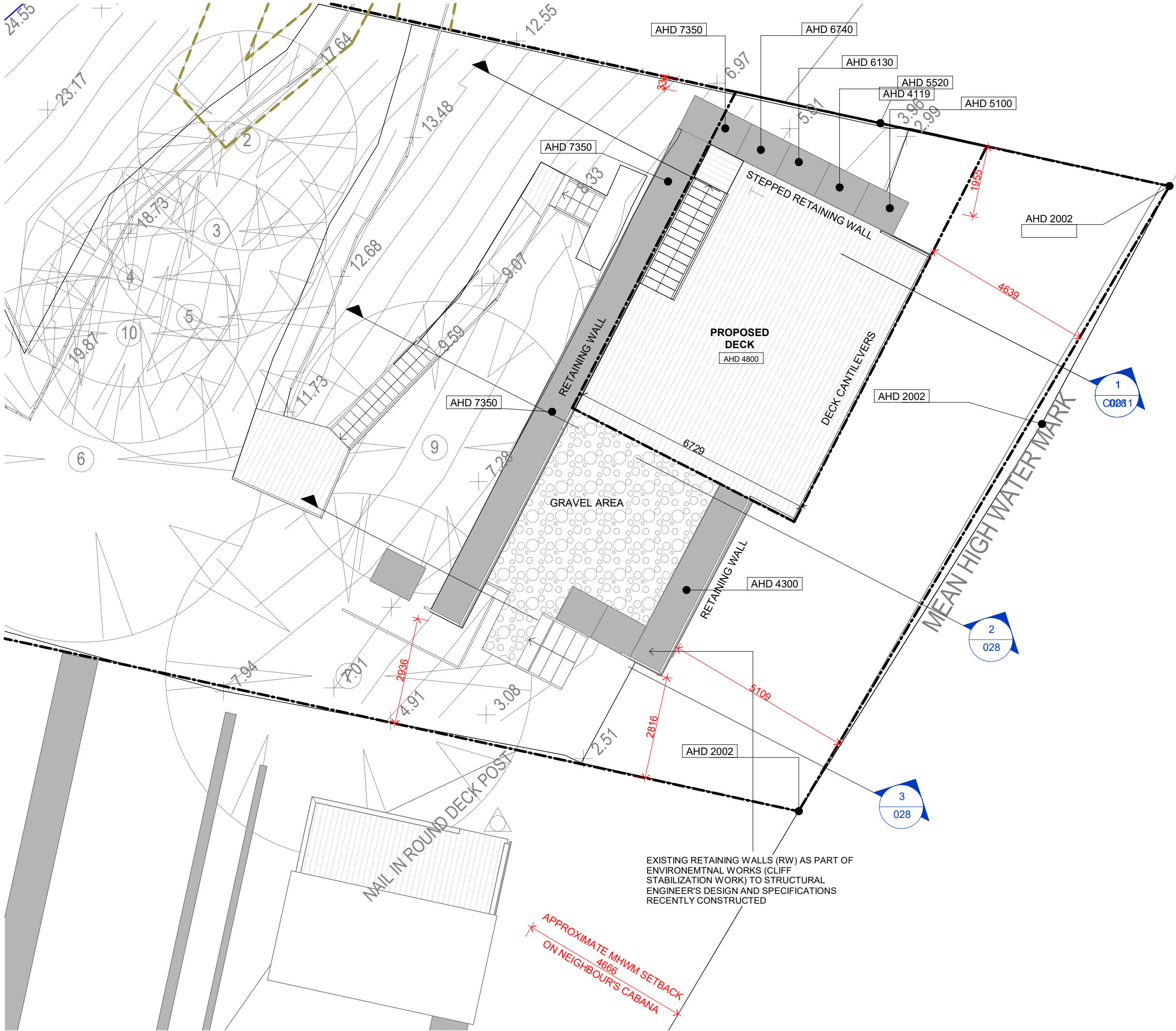
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DATE
15/06/2025

JOB NO
J000167

DRAWING NO
016

ISSUE
DA02



DA02 15.06.25 S.83 Reconsideration

ISS DATE ISSUE DESCRIPTION

3	15.06.25	S.83 Reconsideration
2	13.05.24	Response to Council's RFIs
1	01.02.24	RW design revised
REV	DATE	REV DESCRIPTION

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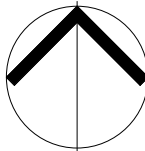
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DESCRIPTION
PROPOSED RETAINING WALLS &
DECK

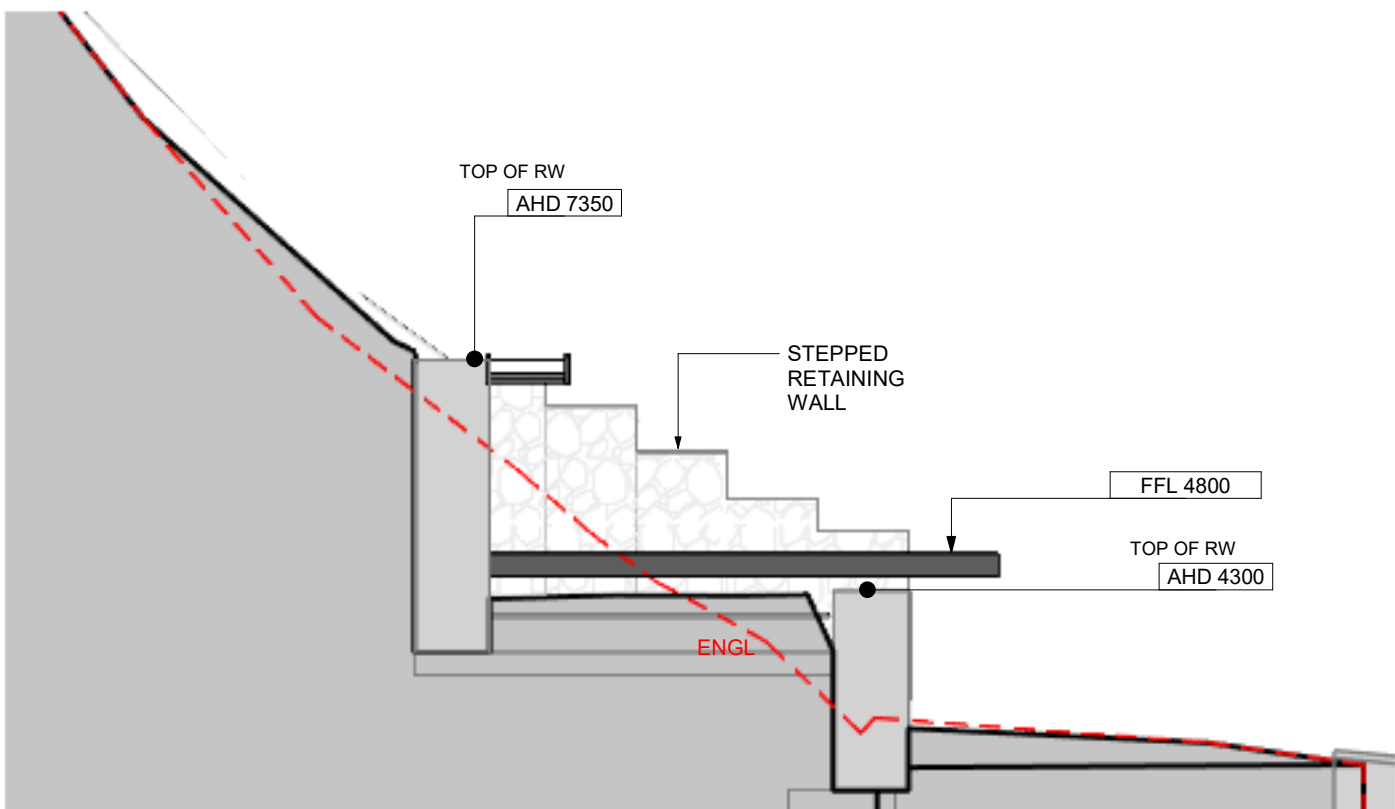
PROJECT STATUS
AUTHORITIES APPROVAL

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

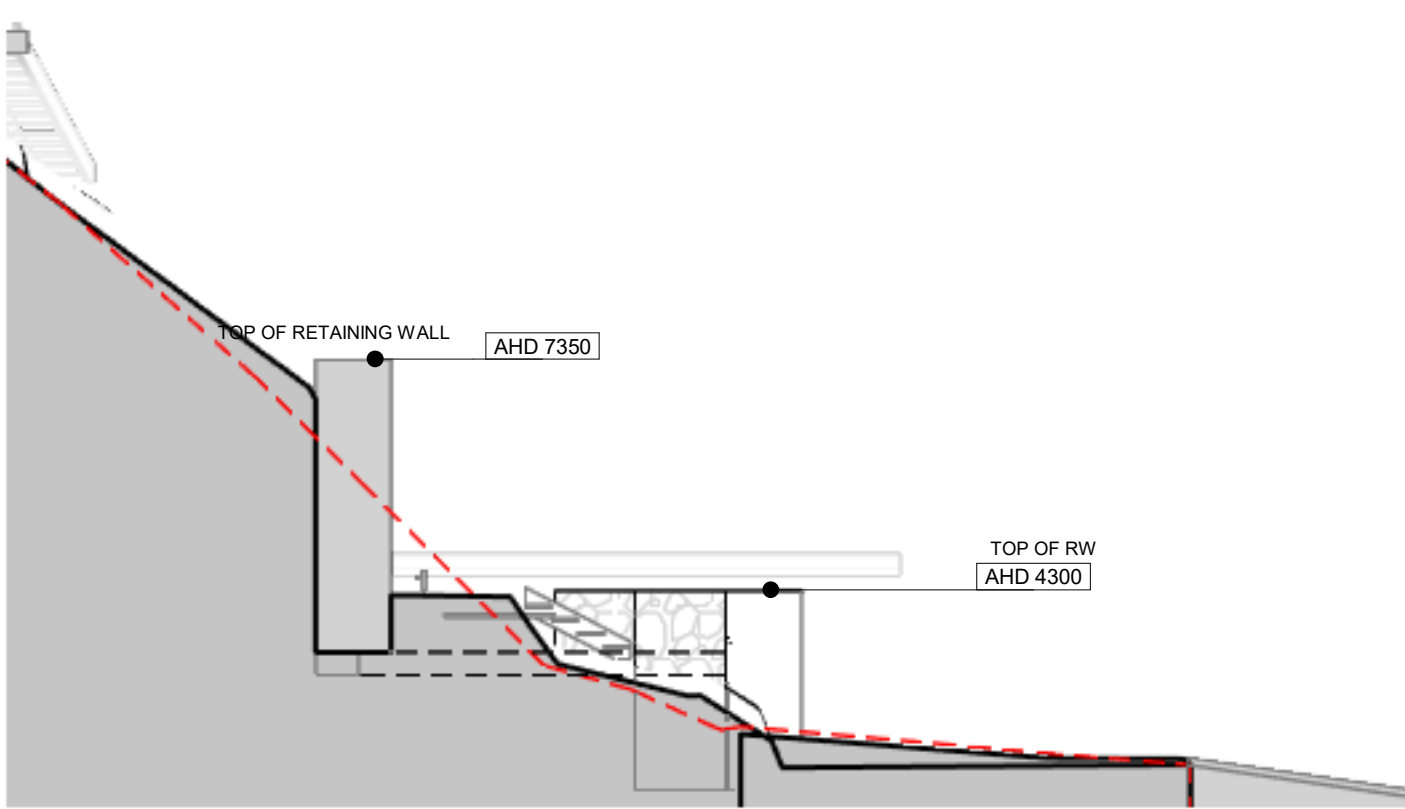


DATE
15/06/2025
JOB NO
J000167
DRAWING NO
027
ISSUE
DA02

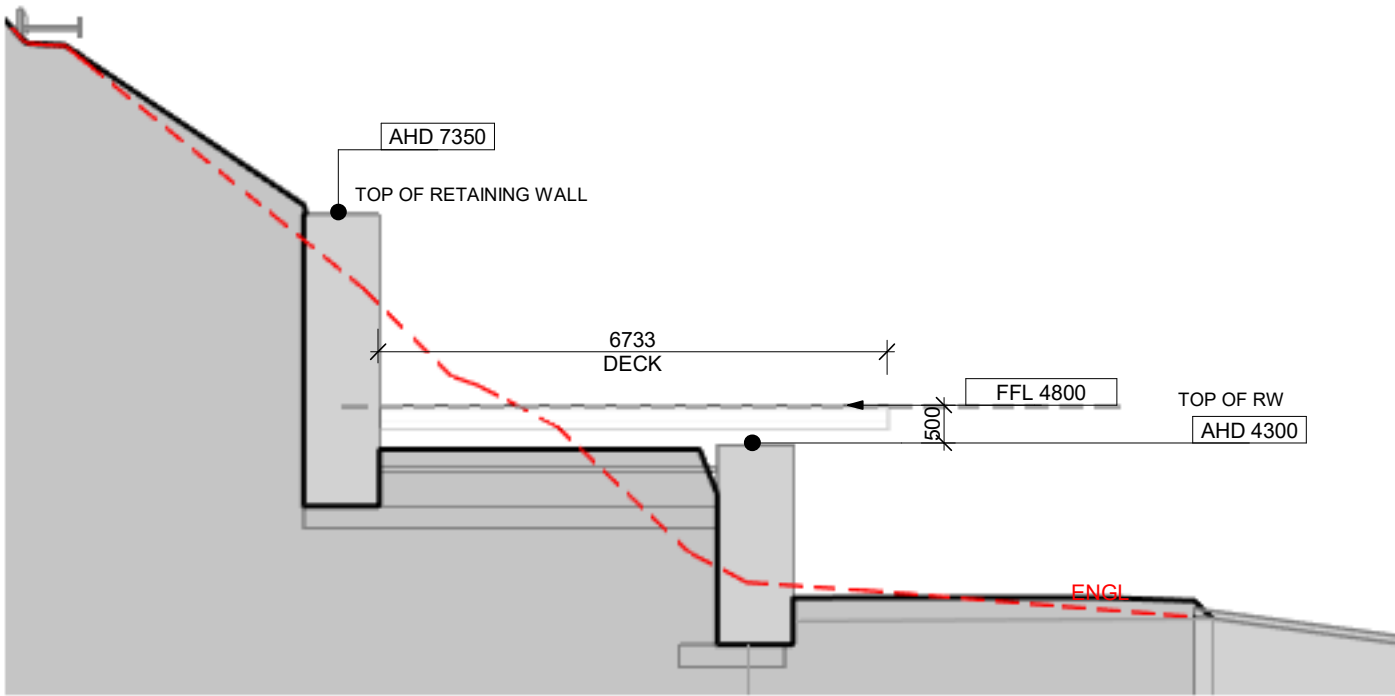
15/06/2025 10:48:49 PM



Site Section 01 -RW
1 : 100



Site Section 03 -RW
1 : 100



Site Section 02 - RW
1 : 100

DA02	15.06.25	S.83 Reconsideration	3	15.06.25	S.83 Reconsideration
			2	13.05.24	Response to Council's RFIs
			1	01.02.24	RW design revised
ISS	DATE	ISSUE DESCRIPTION	REV	DATE	REV DESCRIPTION



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

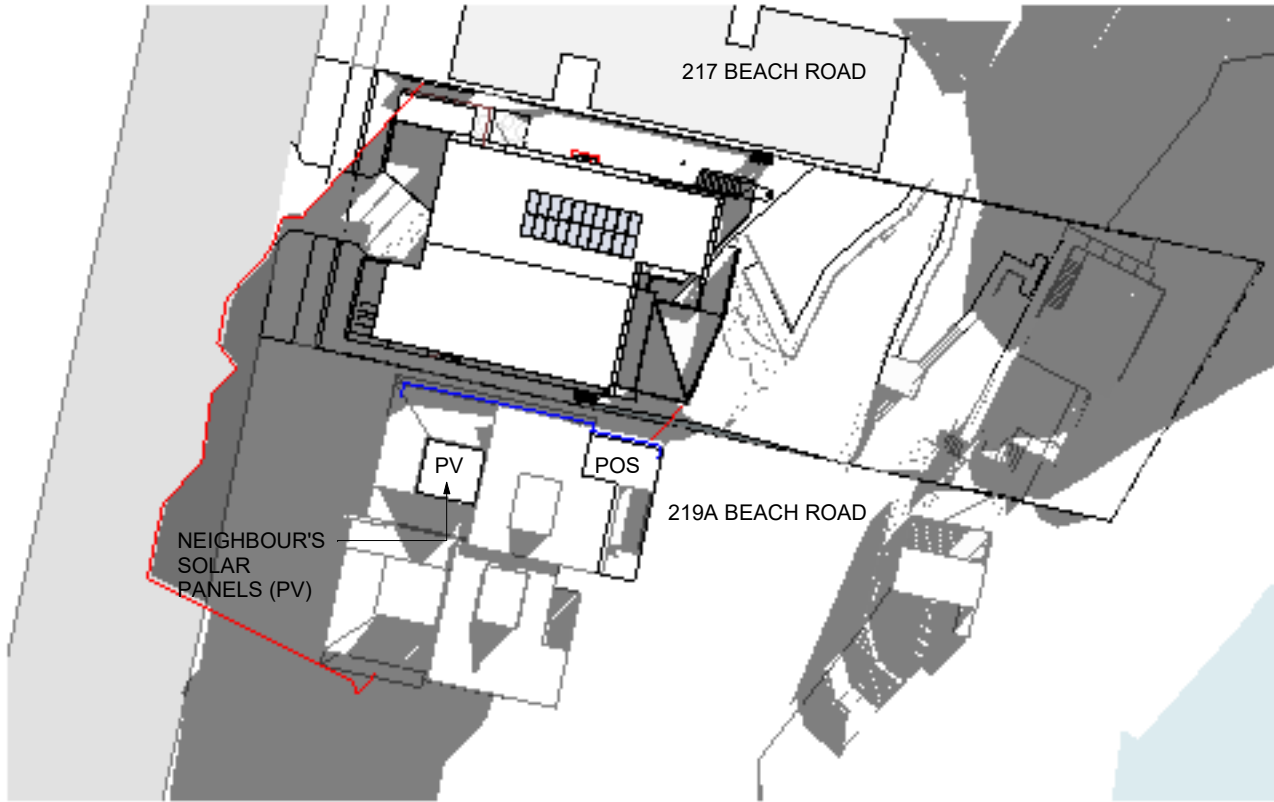
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DATE
15/06/2025

JOB NO
J000167

DRAWING NO
028

ISSUE
DA02

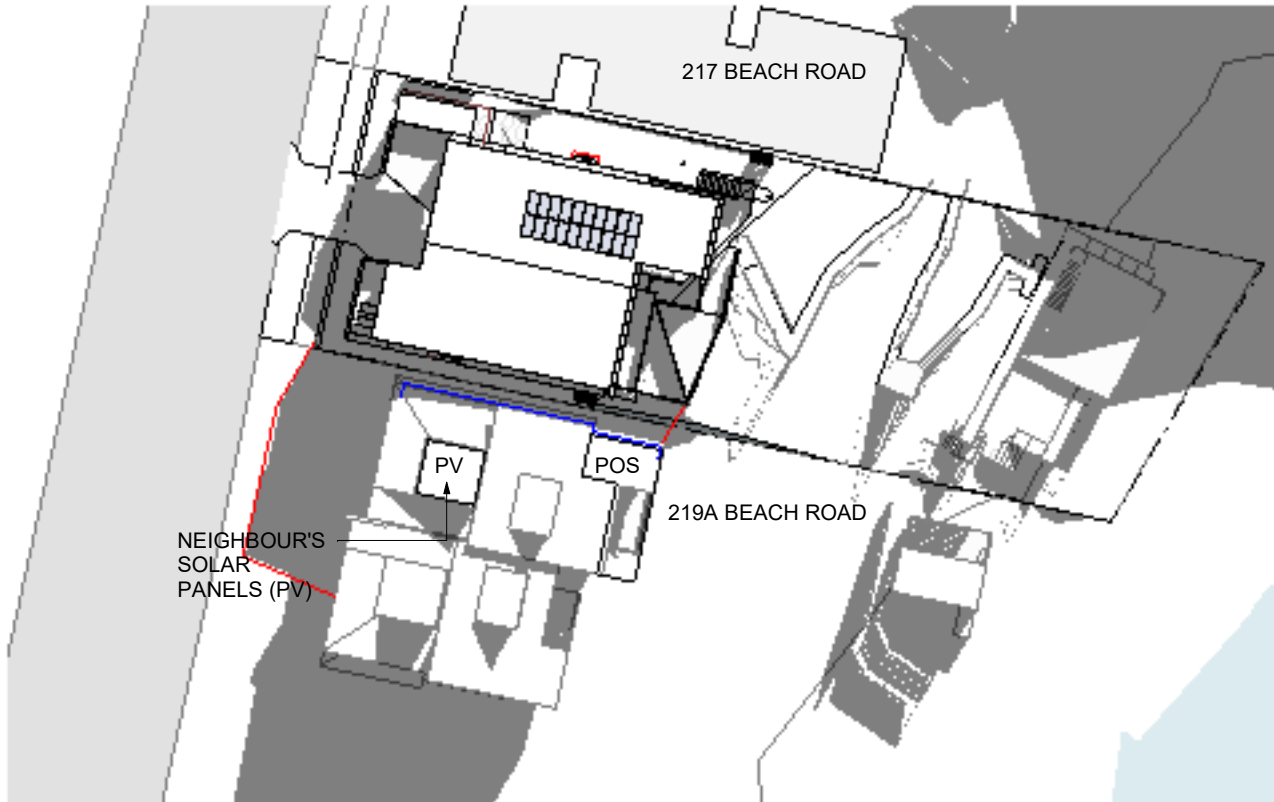


Shadows - Proposed - June 22 0900

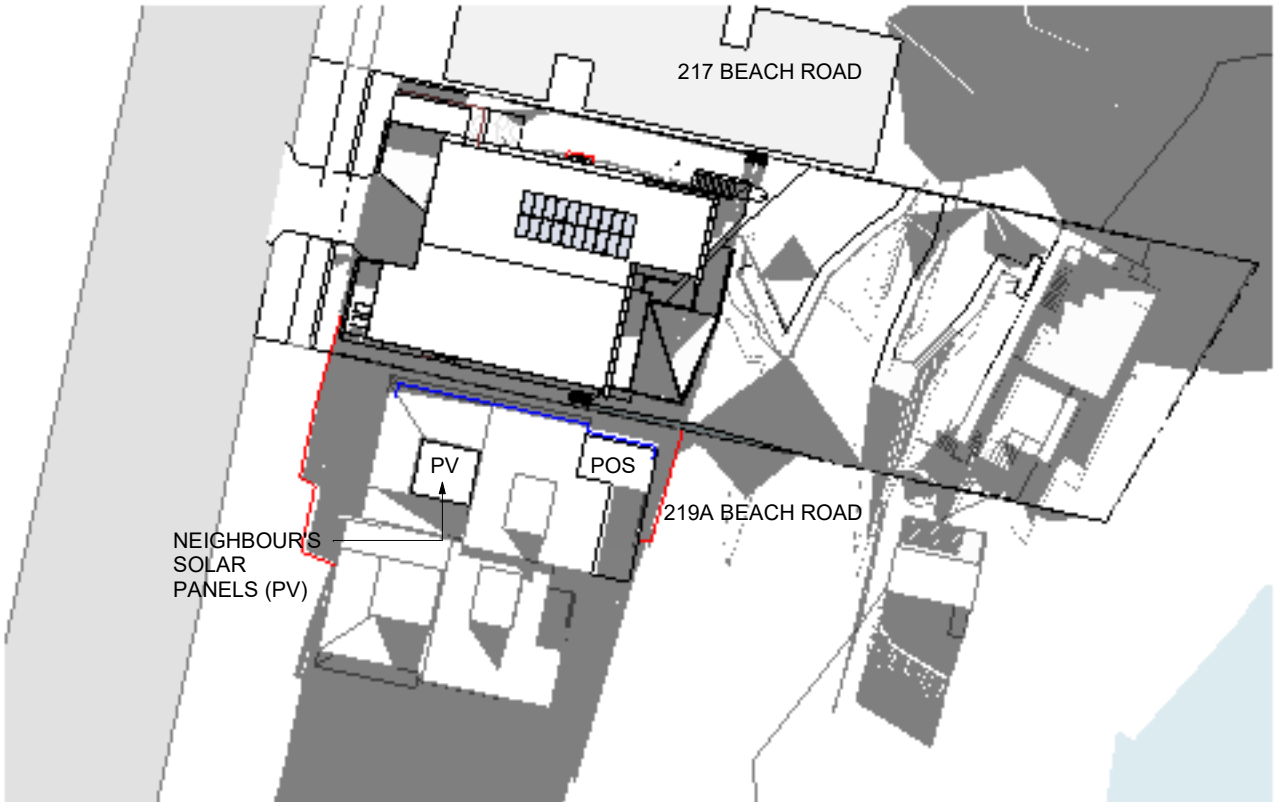
BASED ON SITE OBSERVATIONS, GOOGLE 3D MAPPING, AND SOME REAL ESTATE IMAGERY, WE BELIEVE THE NEIGHBORING PROPERTY INCLUDES A PRIVATE OPEN SPACE / BALCONY ON THE UPPER LEVEL THAT EXTENDS FROM THE MAIN OPEN PLAN LIVING AREA EAST TOWARDS THE VIEW AND IS PARTIALLY ROOFED ("POS" IN DIAGRAMS). THE PROPOSED DESIGN CASTS SHADOWS OVER THE SOUTHERN NEIGHBOUR'S NORTH-FACING FACADE BUT DOES NOT OVERSHADOW THEIR POS, THEIR ROOF OR SOLAR PANELS (PV) AS DEMONSTRATED IN THESE HOURLY SHADOW PLANS.

RED ———

THE RED LINE DENOTES THE EXTENT OF SHADOW TO THE GROUND OF THE NEIGHBOURING PROPERTY TO THE SOUTH. REFER TO SHADOW ELEVATIONS FOR OVERSHADOWING OF THE NEIGHBOUR'S VERTICAL WALLS



Shadows - Proposed - June 22 1000



Shadows - Proposed - June 22 1100

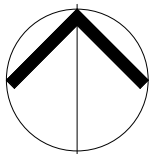
DA02	15.06.25	S.83 Reconsideration
DA01	10.08.2023	Authorities Approval
SK01	24.05.23	PRE DA REVIEW
ISS	DATE	ISSUE DESCRIPTION

3	15.06.25	S.83 Reconsideration
2	12.02.24	Response to council's RFI
1	07.08.23	revised post Civil coordination
REV	DATE	REV DESCRIPTION

NOTES

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3. Termite Protection
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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



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Colbert

PROJECT
DENHAMS BEACH DUPLEX

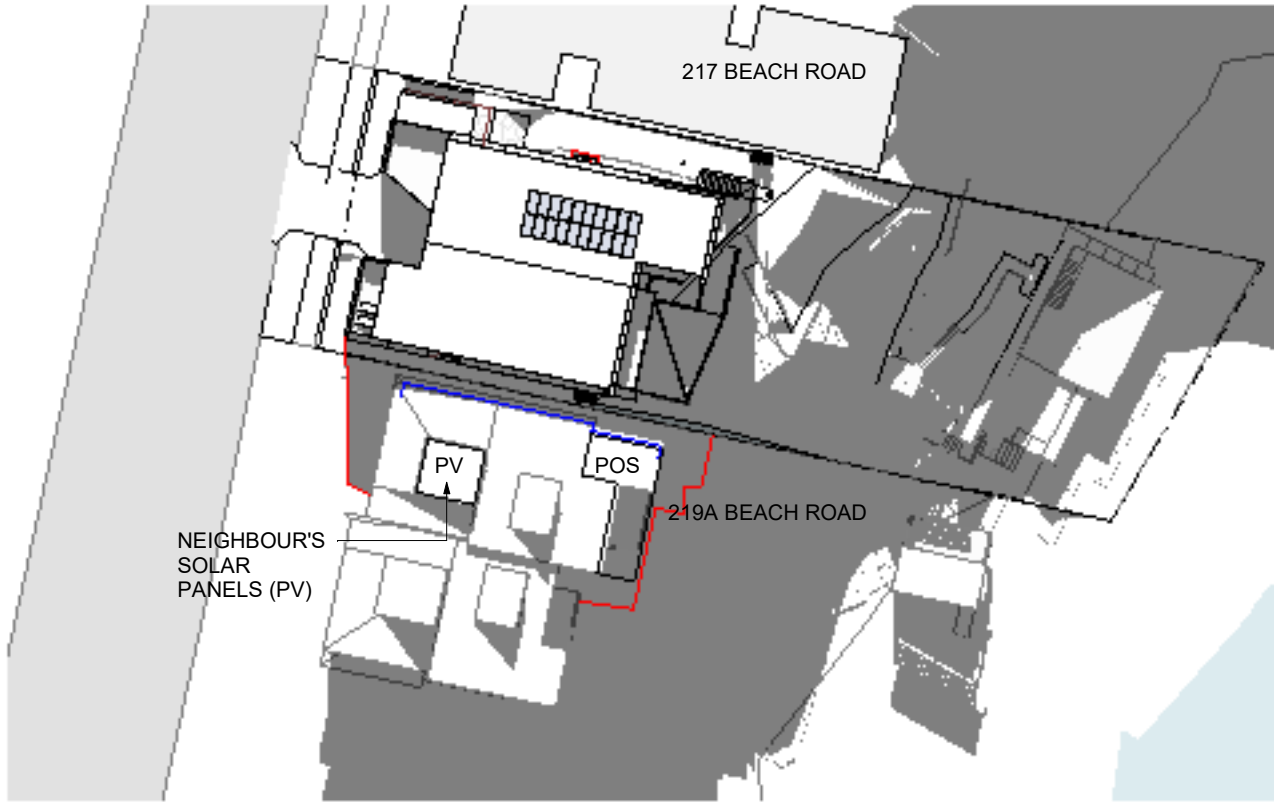
LOT 2 DP 773132
@217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
SHADOW PLANS 01

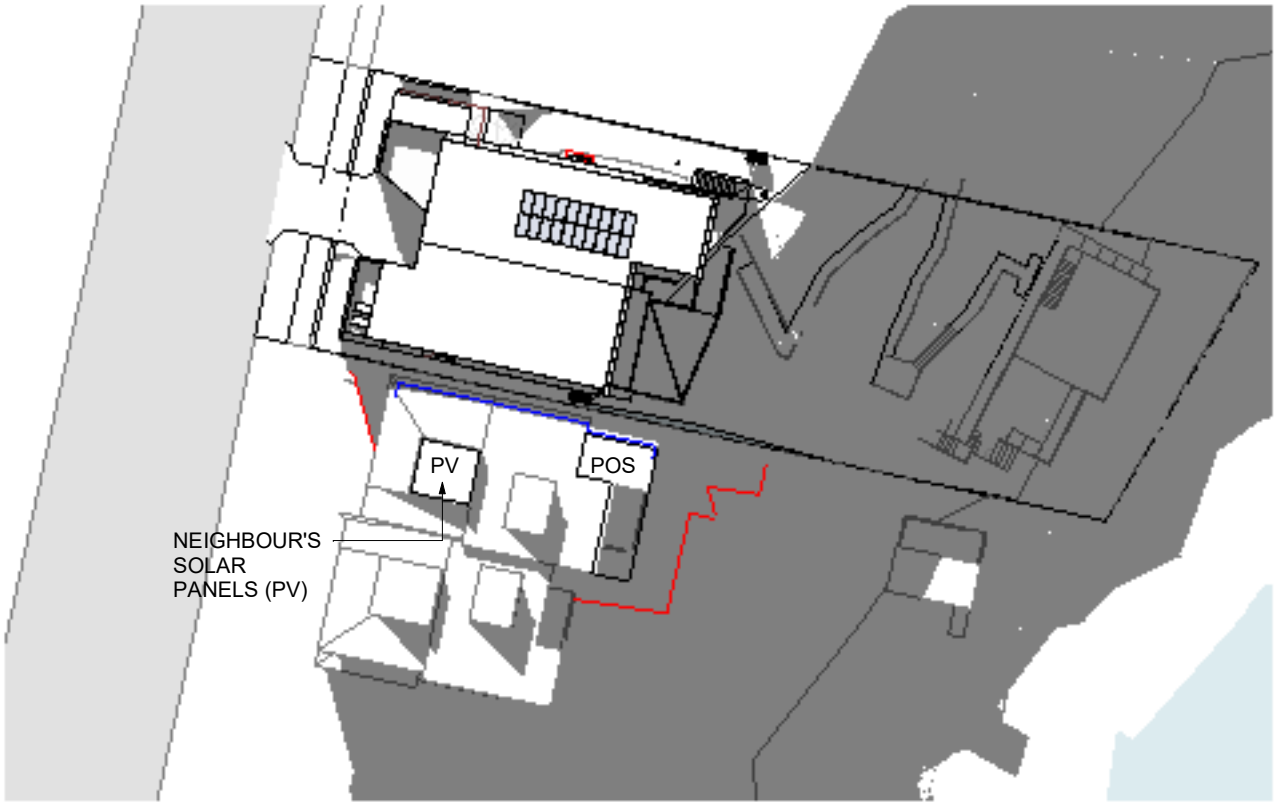
PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 500
DESIGNED
APA
DRAWN
MG
CHECKED
NA

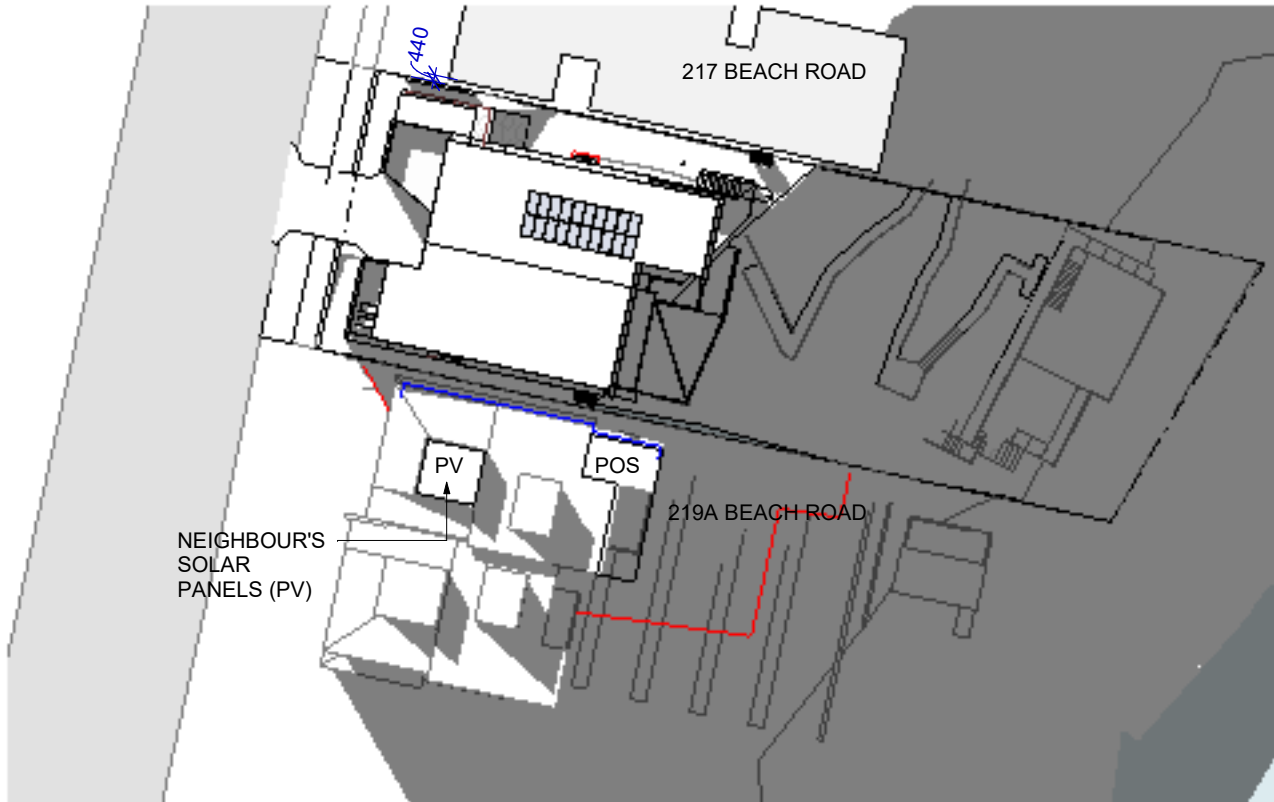
DATE
15/06/2025
JOB NO
J000167
DRAWING NO
071
ISSUE
DA02



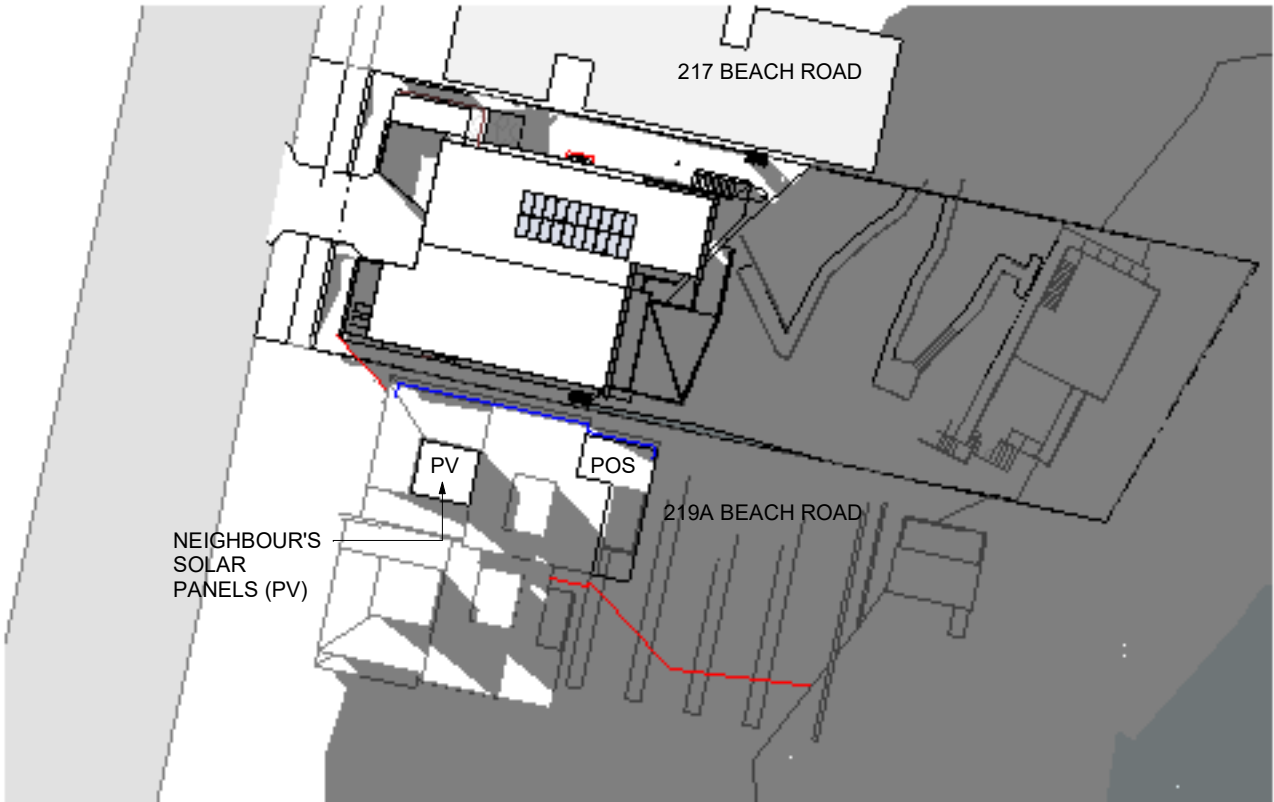
Shadows - Proposed - June 22 1200



Shadows - Proposed - June 22 1300



Shadows - Proposed - June 22 1400



Shadows - Proposed - June 22 1500

DA02 15.06.25 S.83 Reconsideration					
ISS	DATE	ISSUE DESCRIPTION	REV	DATE	REV DESCRIPTION
DA01	09.02.24	Authorities Approval	1	15.06.25	S.83 Reconsideration

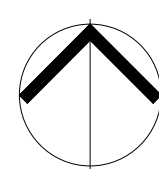
NOTES Verify all dimensions on site Use Dimensions DO NOT SCALE Prior to completion of works, certificates to be provided to architect and home owner: 1. Certification of Footings, & Structure 2. Wet Sealing 3. Termite Protection 4. Glazing Certificate 5. Insulation Certificate 6. Plumbing Final 7. Electrical 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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84 Ainsworth St
Mawson ACT 2607



CLIENT
Colbert

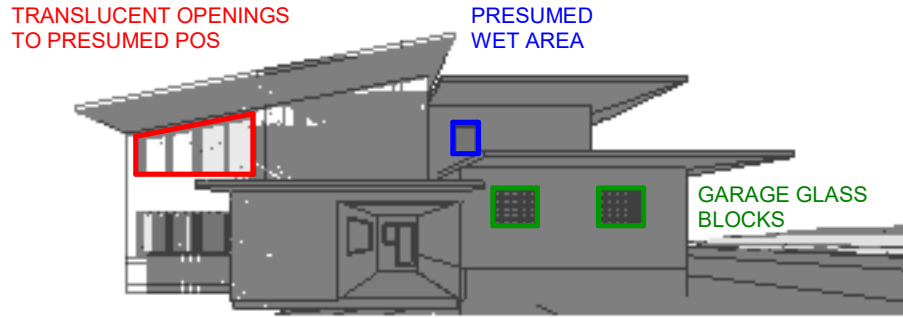
PROJECT
DENHAMS BEACH DUPLEX

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

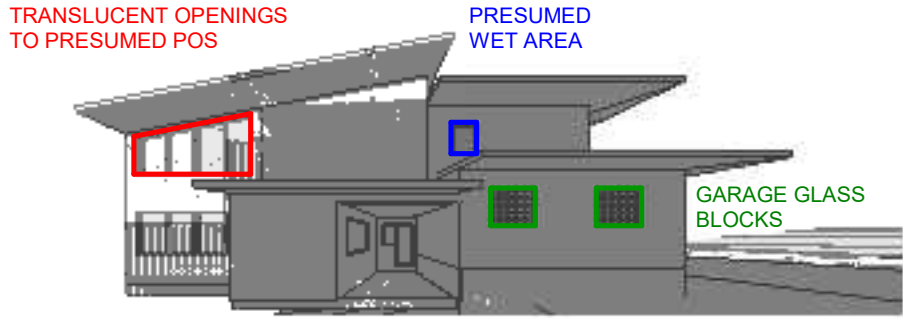
DESCRIPTION
SHADOW PLANS 02

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3 1 : 500	DATE 15/06/2025
DESIGNED Designer	JOB NO J000167
DRAWN MG	DRAWING NO 072
CHECKED Checker	ISSUE DA02



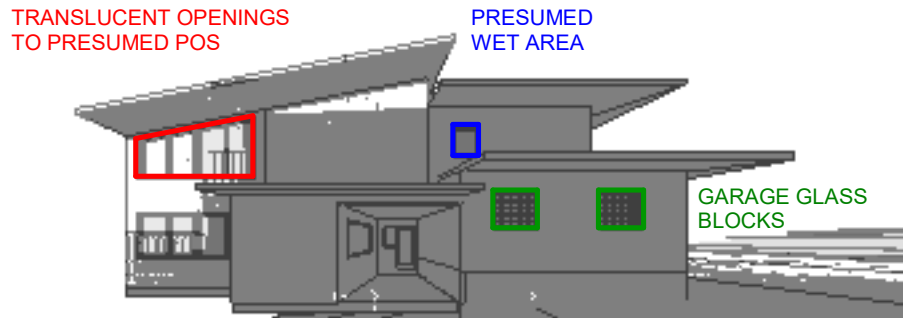
Elevation shadow study - Proposed - June 22 0900



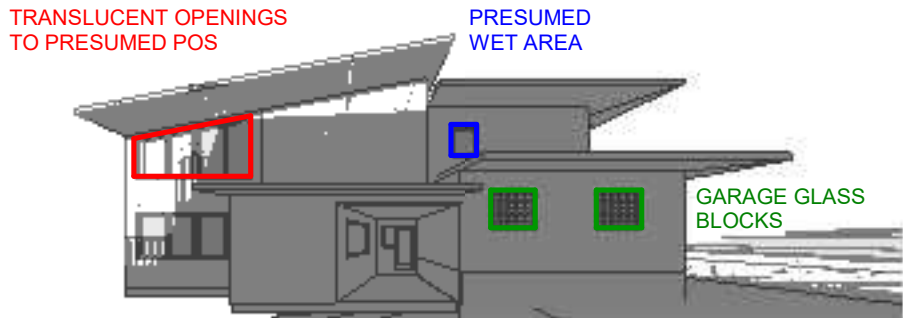
Elevation shadow study - Proposed - June 22 1000

AS PER THE ESC DCP, "ACCEPTABLE SOLUTION TO THE PERFORMACE 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 SOLISTICE; 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.

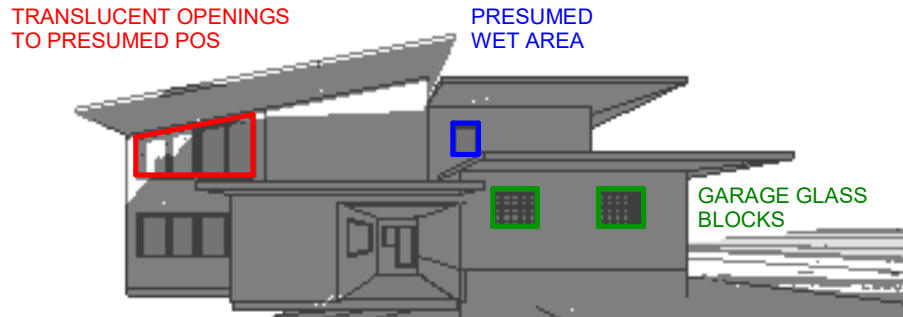
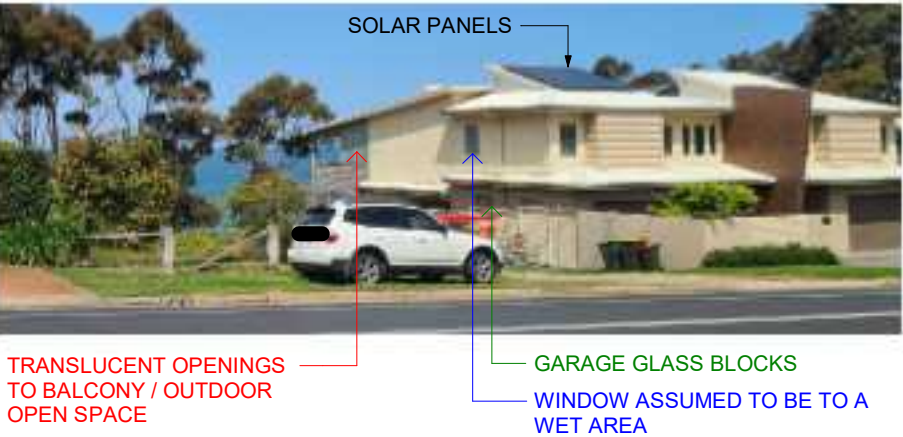
BASED ON SITE OBSERVATIONS, GOOGLE 3D MAPPING AND SOME REAL ESTATE IMAGERY, WE BELIEVE THE MAIN LIVING SPACES FOR 219A ARE EAST-FACING, ORIENTED TOWARDS THE OCEAN VIEW AND OPEN ONTO A BALCONY. **THERE ARE NO NORTH FACING WINDOWS TO LIVING SPACES.** IT APPEARS THAT THE BALCONY HAS NORTH FACING WINDOW-LIKE OPENINGS THAT ARE PRODROMINANTLY OPAQUE AND ARE NOT SIGNIFICANTLY OVERSHADOWED BY THE PROPOSED DESIGN.



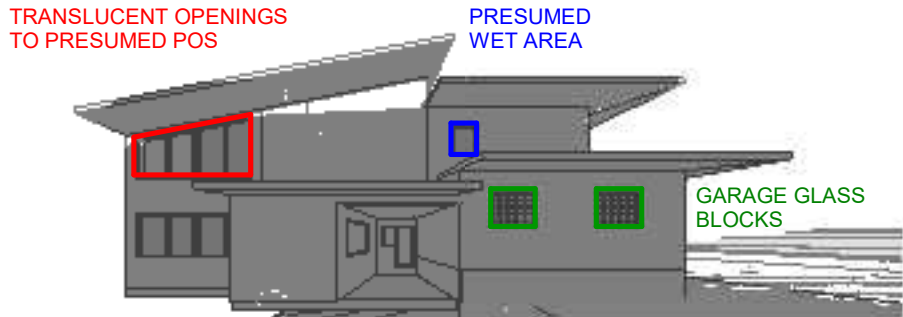
Elevation shadow study - Proposed - June 22 1100



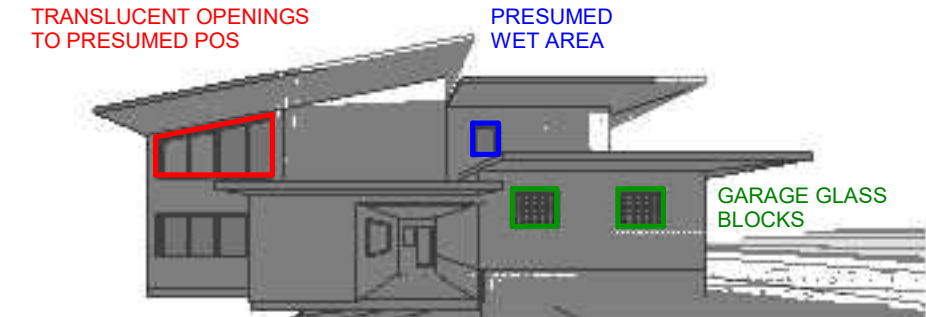
Elevation shadow study - Proposed - June 22 1200



Elevation shadow study - Proposed - June 22 1300



Elevation shadow study - Proposed - June 22 1400



Elevation shadow study - Proposed - June 22 1500

DA02 15.06.25 S.83 Reconsideration					
ISS	DATE	ISSUE DESCRIPTION	REV	DATE	REV DESCRIPTION
DA01	09.02.24	Authorities Approval	1	15.06.25	S.83 Reconsideration

NOTES

Verify all dimensions on site
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7. Electrical Final
8. Certificate of Occupancy

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- 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



CLIENT
Colbert

PROJECT
DENHAMS BEACH DUPLEX

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

DESCRIPTION
SHADOW ELEVATIONS

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3

DESIGNED
APA

DRAWN
MG

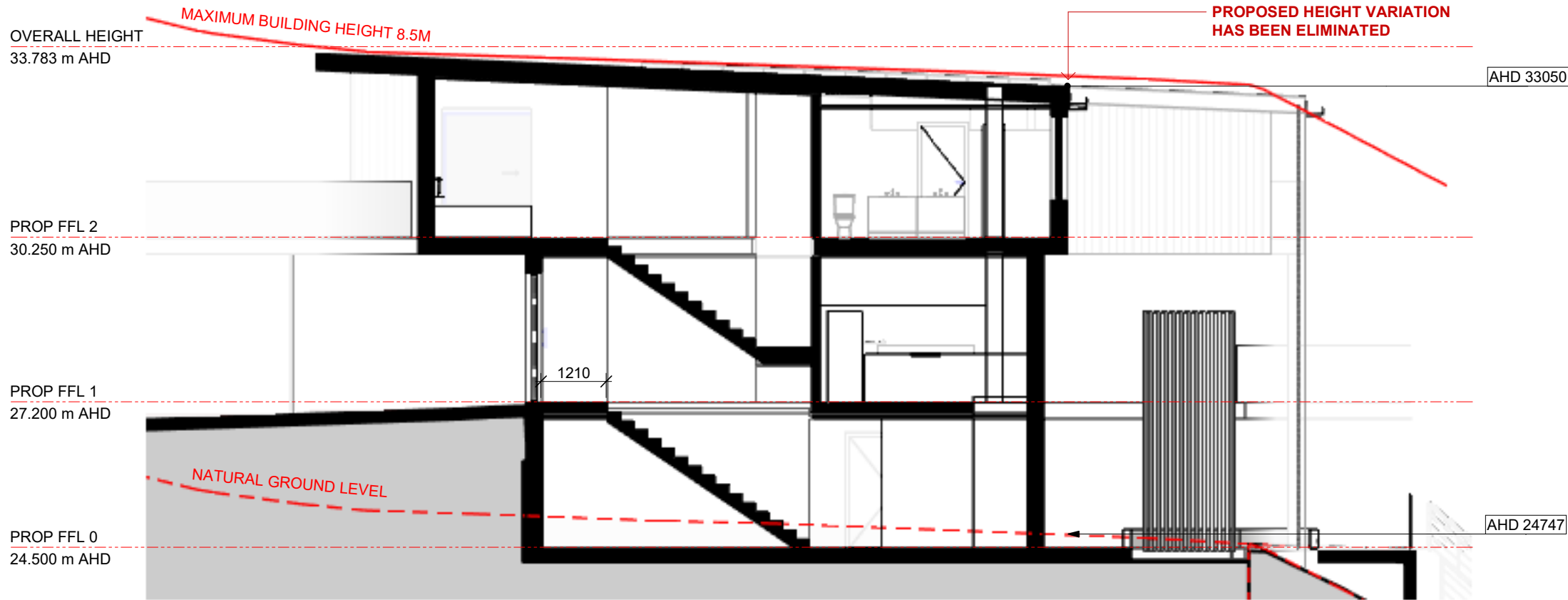
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DATE
15/06/2025

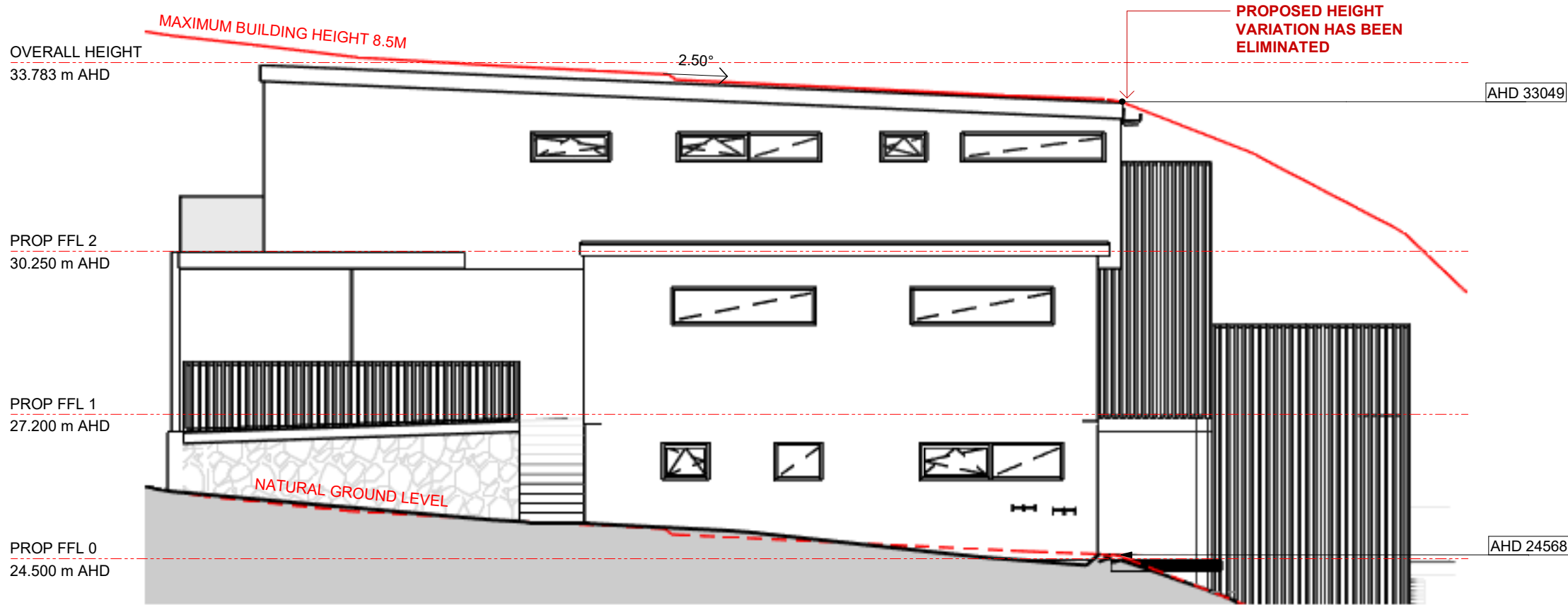
JOB NO
J000167

DRAWING NO
074

ISSUE
DA02



POINT OF MAXIMUM PROPOSED HEIGHT VARIATION - TH01
1 : 100



POINT OF MAXIMUM PROPOSED HEIGHT VARIATION - TH02
1 : 100

DA02 15.06.25 S.83 Reconsideration

DA01 09.02.24 Authorities Approval
ISS DATE ISSUE DESCRIPTION

1 15.06.25 S.83 Reconsideration
REV DATE REV DESCRIPTION



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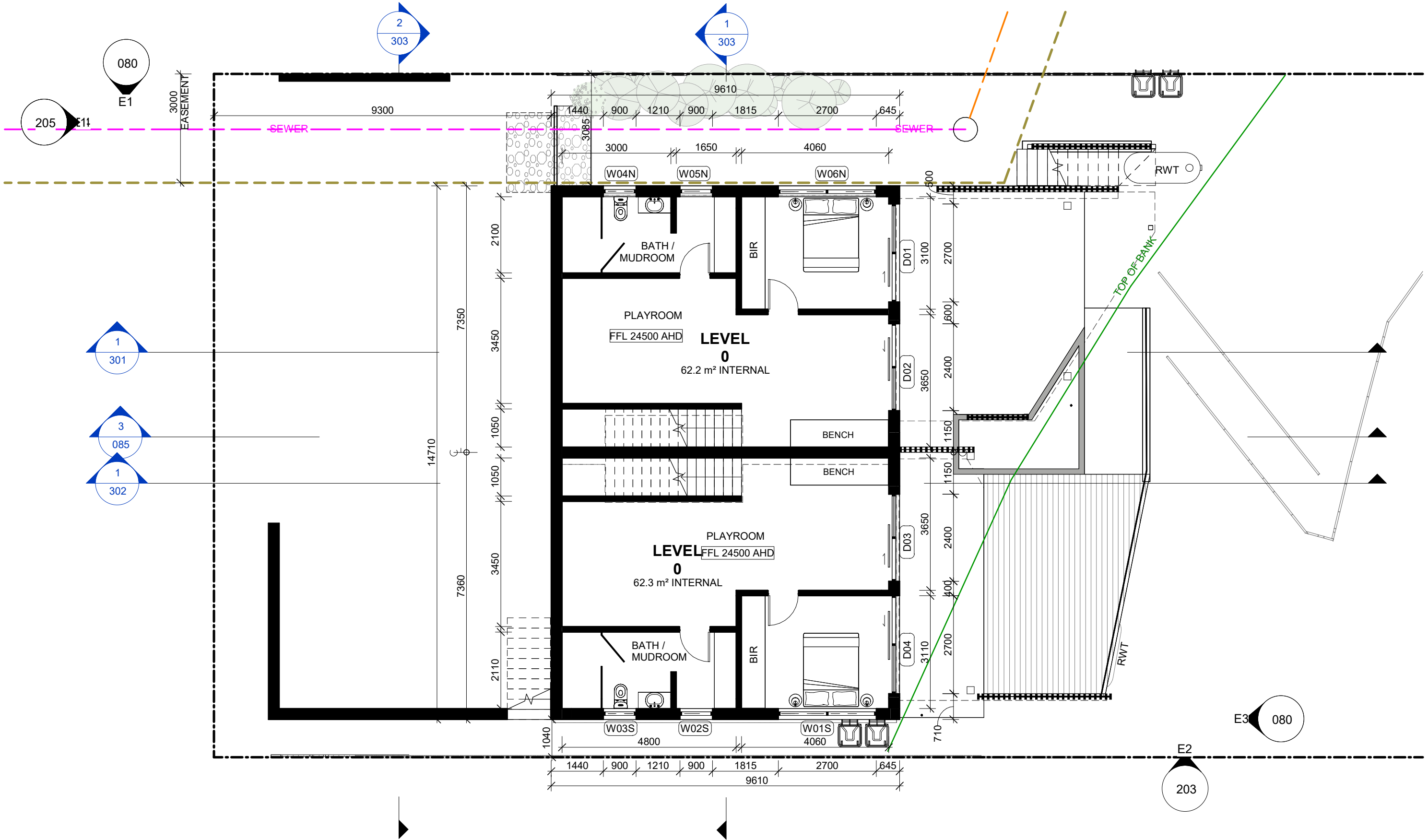
PROJECT
DENHAM'S BEACH DUPLEX

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

DESCRIPTION
BUILDING HEIGHT ENVELOPE

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3 1 : 100	DATE 15/06/2025
DESIGNED APA	JOB NO J000167
DRAWN MG	DRAWING NO 085
CHECKED NA	ISSUE DA02



DA02	15.06.25	S.83 Reconsideration
DA01	10.08.2023	Authorities Approval
SK01	30.11.22	Sketch Design
ISS	DATE	ISSUE DESCRIPTION
5	15.06.25	S.83 Reconsideration
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
REV	DATE	REV DESCRIPTION

NOTES

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7. Electrical Final
8. Certificate of Occupancy

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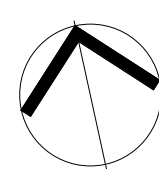
- AS 1170.3: Snow Loading Code
- AS 1288: Glass in buildings, section and installation
- AS 1684: Framing Code
- AS/NZ 3500 Plumbing, Drainage & Gas
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- PART 3.9: STAIRS AND BALUSTRADES

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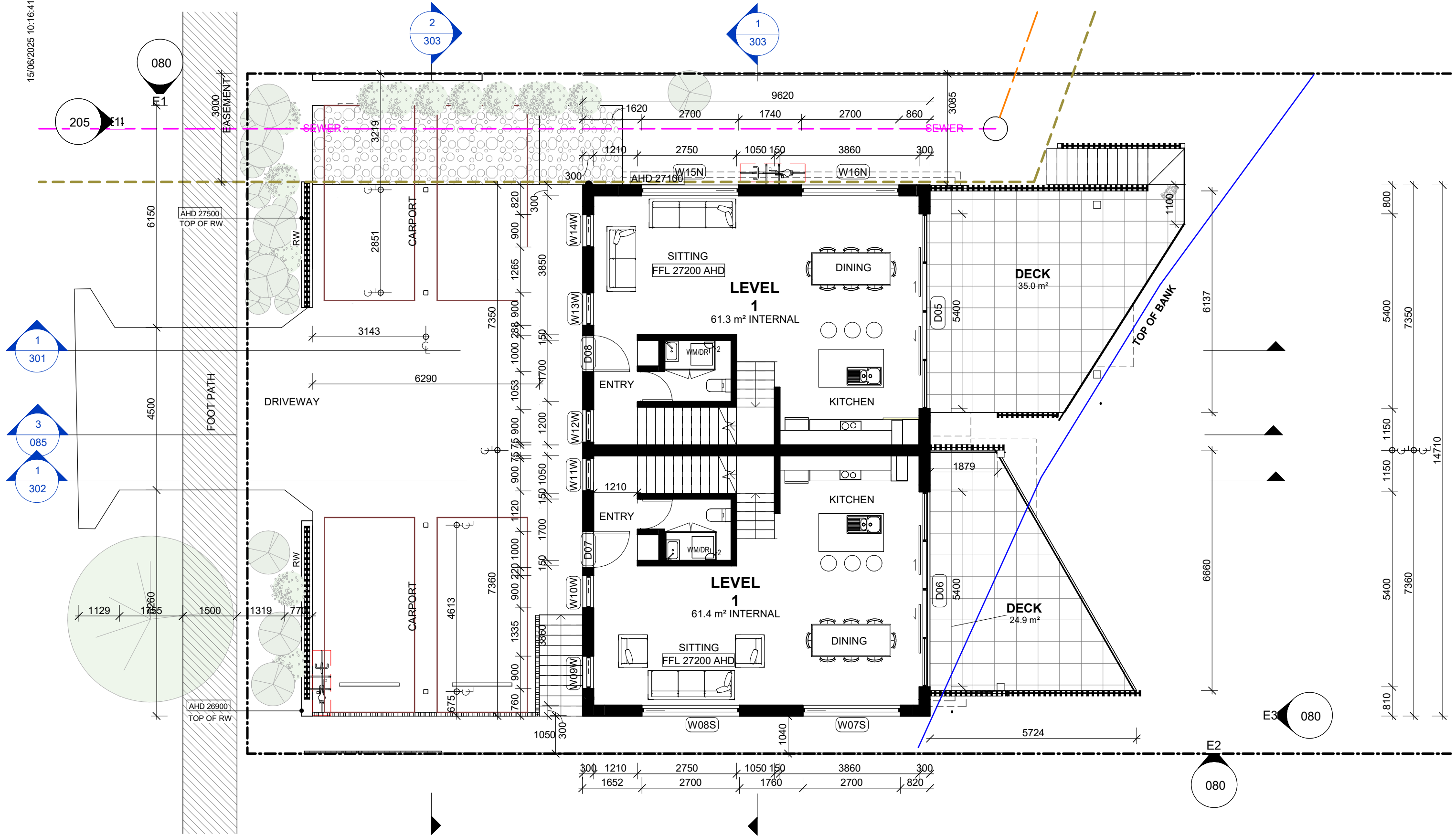
welcome@adhamipenderarchitecture.com

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Mawson ACT 2607



CLIENT Colbert	DESCRIPTION L0 FLOOR PLAN	SCALE at A3 1 : 100	DATE 15/06/2025
PROJECT DENHAMS BEACH DUPLEX	PROJECT STATUS AUTHORITIES APPROVAL	DRAWN APA	JOB NO J000167
LOT 2 DP 773132 @217a BEACH ROAD DENHAMS BEACH NSW		CHECKED NA	DRAWING NO 110
			ISSUE DA02



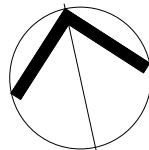
ISS	DATE	ISSUE DESCRIPTION
DA02	15.06.25	S.83 Reconsideration
DA01	10.08.2023	Authorities Approval
SK01	30.11.22	Sketch Design

REV	DATE	REV DESCRIPTION
7	15.06.25	S.83 Reconsideration
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

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• PART 3.9: STAIRS AND BALUSTRADES



CLIENT
Colbert

PROJECT
DENHAMS BEACH DUPLEX

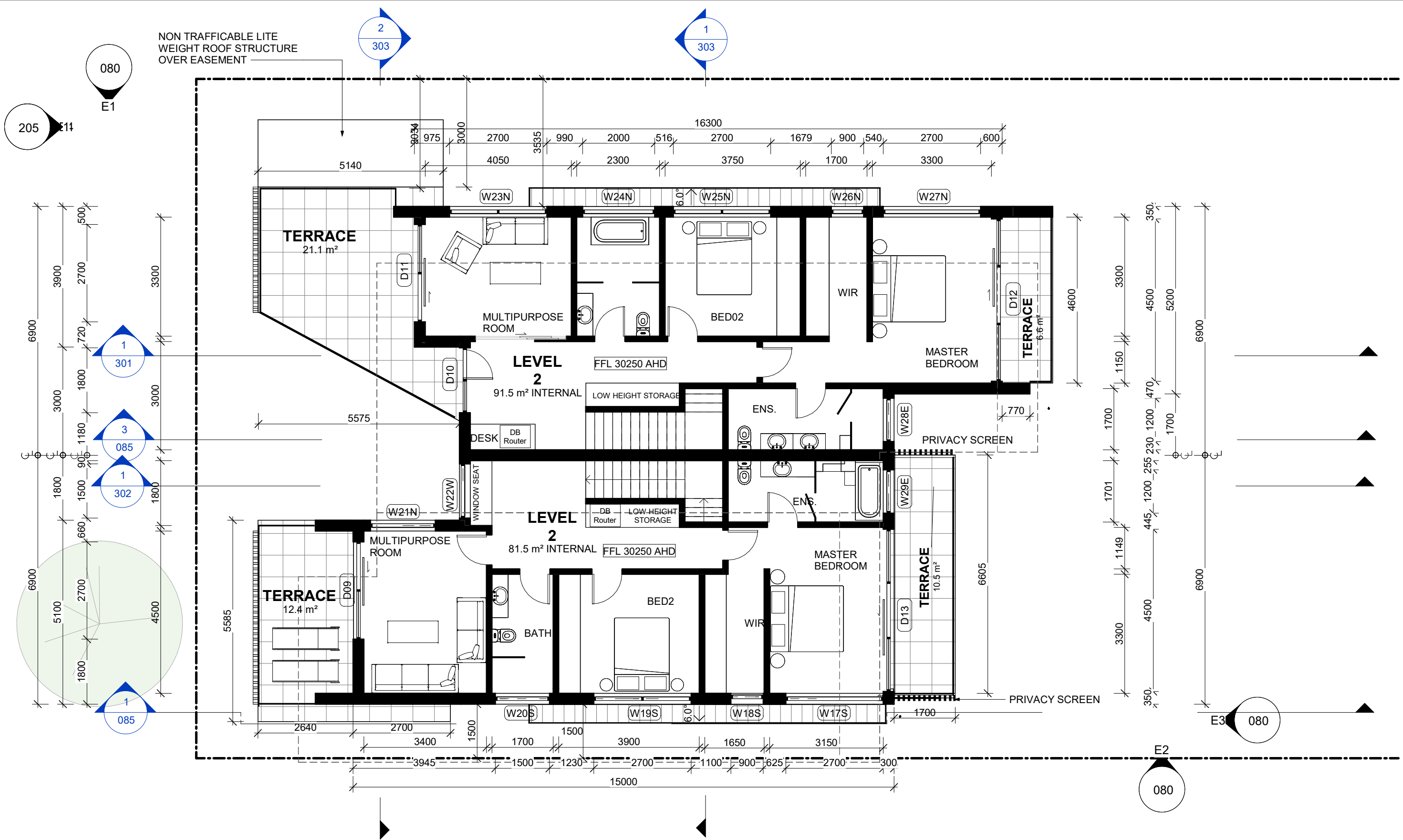
LOT 2 DP 773132
@ 217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
L1 FLOOR PLAN

PROJECT STATUS
AUTHORITIES APPROVAL

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

DATE
15/06/2025
JOB NO
J000167
DRAWING NO
111
ISSUE
DA02



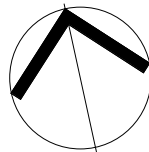
ISS	DATE	ISSUE DESCRIPTION
DA02	15.06.25	S.83 Reconsideration
DA01	10.08.2023	Authorities Approval
SK01	30.11.22	Sketch Design

REV	DATE	REV DESCRIPTION
6	15.06.25	S.83 Reconsideration
5	12.02.24	Response to council's RFI
4	07.08.23	revised post Civil coordination
3	05.07.23	Revised Draft DA
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NOTES

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CLIENT
Colbert

PROJECT
DENHAMS BEACH DUPLEX

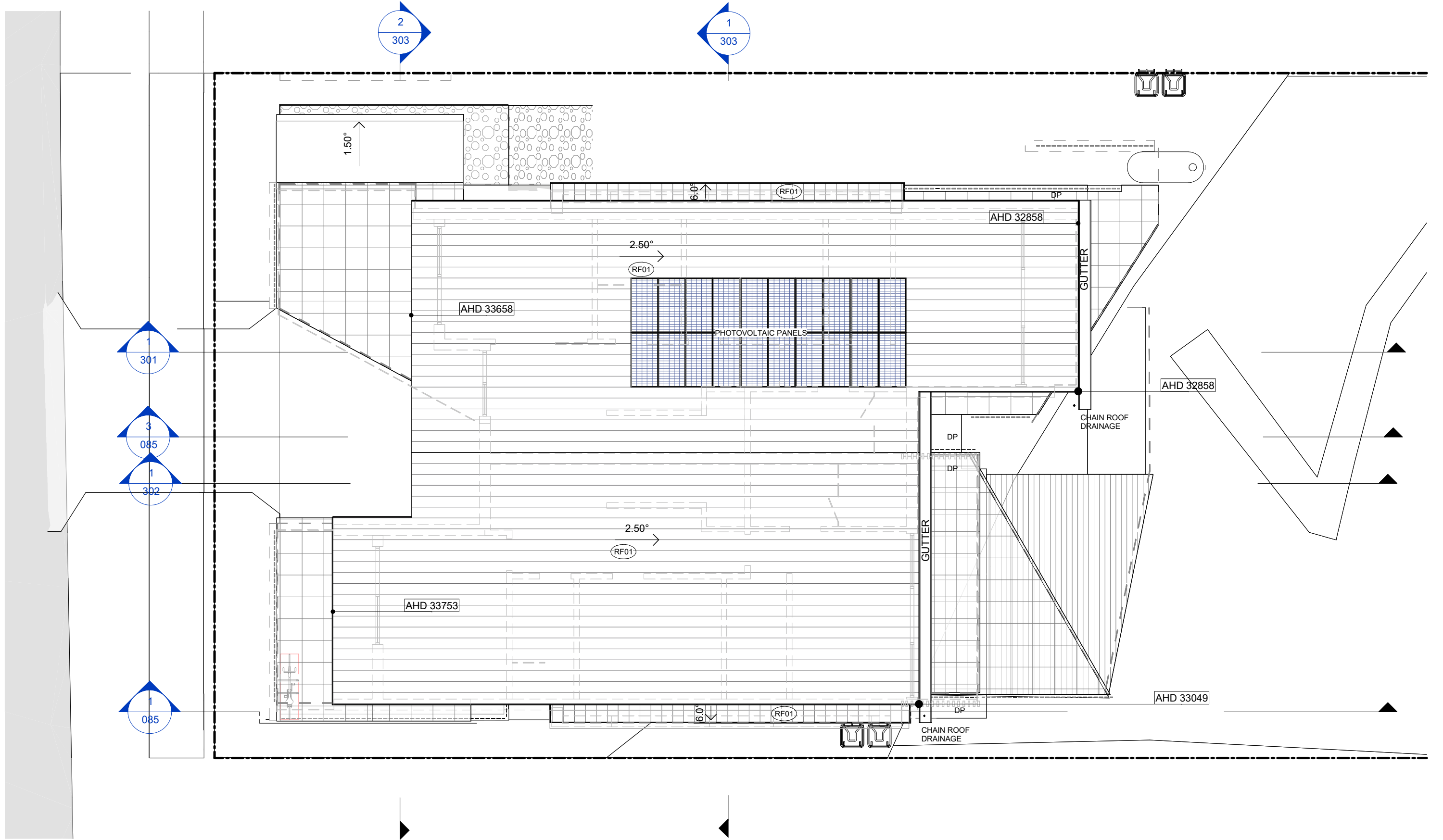
LOT 2 DP 773132
@217a BEACH ROAD
DENHAMS BEACH NSW

DESCRIPTION
L2 PLAN

PROJECT STATUS
AUTHORITIES APPROVAL

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

DATE
15/06/2025
JOB NO
J000167
DRAWING NO
112
ISSUE
DA02

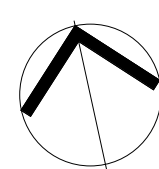


ISS	DATE	ISSUE DESCRIPTION	REV	DATE	REV DESCRIPTION
DA02	15.06.25	S.83 Reconsideration	5	15.06.25	S.83 Reconsideration
DA01	10.08.2023	Authorities Approval	4	12.02.24	Response to council's RFI
SK01	30.11.22	Sketch Design	3	07.08.23	revised post Civil coordination
			2	25.05.23	Draft DA for review
			1	15.02.23	layout updates

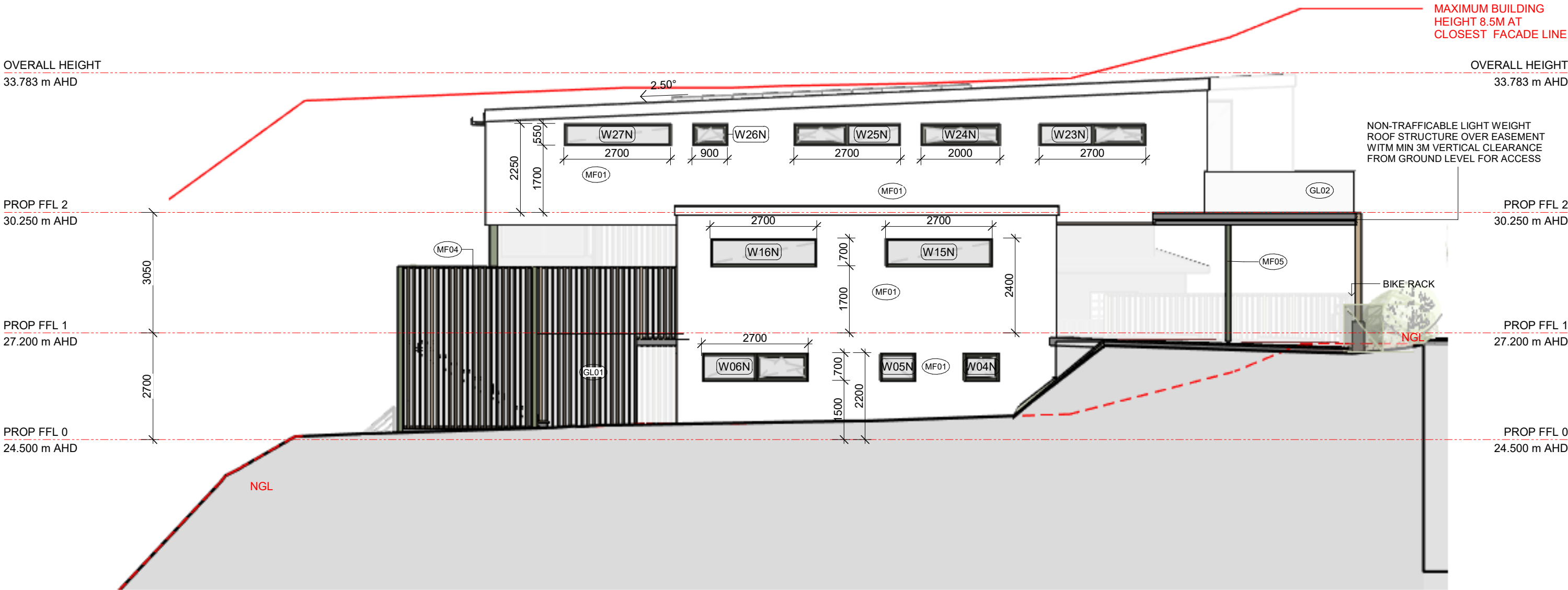
NOTES
Verify all dimensions on site
Use Dimensions DO NOT SCALE
Prior to completion of works, certificates to be provided to architect and home owner:
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• AS 1288: Glass in buildings, section and installation
• AS 1684: Framing Code
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• AS 3660.1: Termite protection
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• PART 3.9: STAIRS AND BALUSTRADES

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Mawson ACT 2607



CLIENT Colbert	DESCRIPTION ROOF PLAN	SCALE at A3 1 : 100	DATE 15/06/2025
PROJECT DENHAMS BEACH DUPLEX	PROJECT STATUS AUTHORITIES APPROVAL	DRAWN APA	JOB NO J000167
LOT 2 DP 773132 @217a BEACH ROAD DENHAMS BEACH NSW		CHECKED NA	DRAWING NO 130
			ISSUE DA02



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

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			
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• AS 1170.3: Snow Loading Code			
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• PART 3.3: MASONRY			
• PART 3.7: FIRE SAFETY			
• PART 3.8: WC DOOR			
• PART 3.9: STAIRS AND BALUSTRADES			
REV	DATE	REV DESCRIPTION	
5	15.06.25	S.83 Reconsideration	
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	
ISS	DATE	ISSUE DESCRIPTION	
DA02	15.06.25	S.83 Reconsideration	
DA01	10.08.2023	Authorities Approval	
SK01	30.11.22	Sketch Design	

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Mawson ACT 2607

CLIENT
Colbert

PROJECT
DENHAM'S BEACH DUPLEX

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

DESCRIPTION
ELEVATIONS 01

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3
1 : 100

DESIGNED
APA

DRAWN
APA

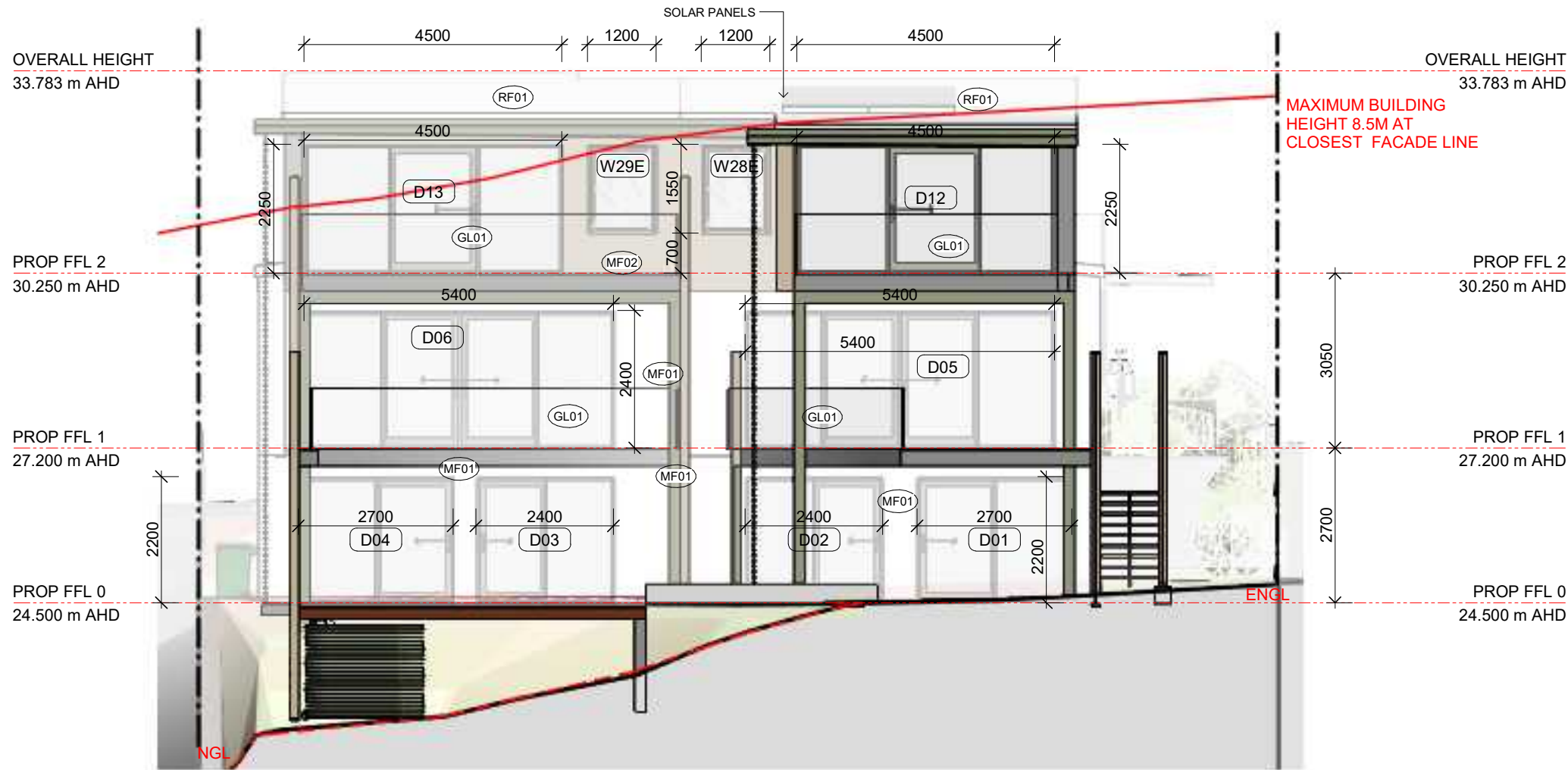
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NA

DATE
15/06/2025

JOB NO
J000167

DRAWING NO
201

ISSUE
DA02



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
DA02	15.06.25	S.83 Reconsideration
DA01	10.08.2023	Authorities Approval
SK01	30.11.22	Sketch Design

REV	DATE	REV DESCRIPTION
6	15.06.25	S.83 Reconsideration
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
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
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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

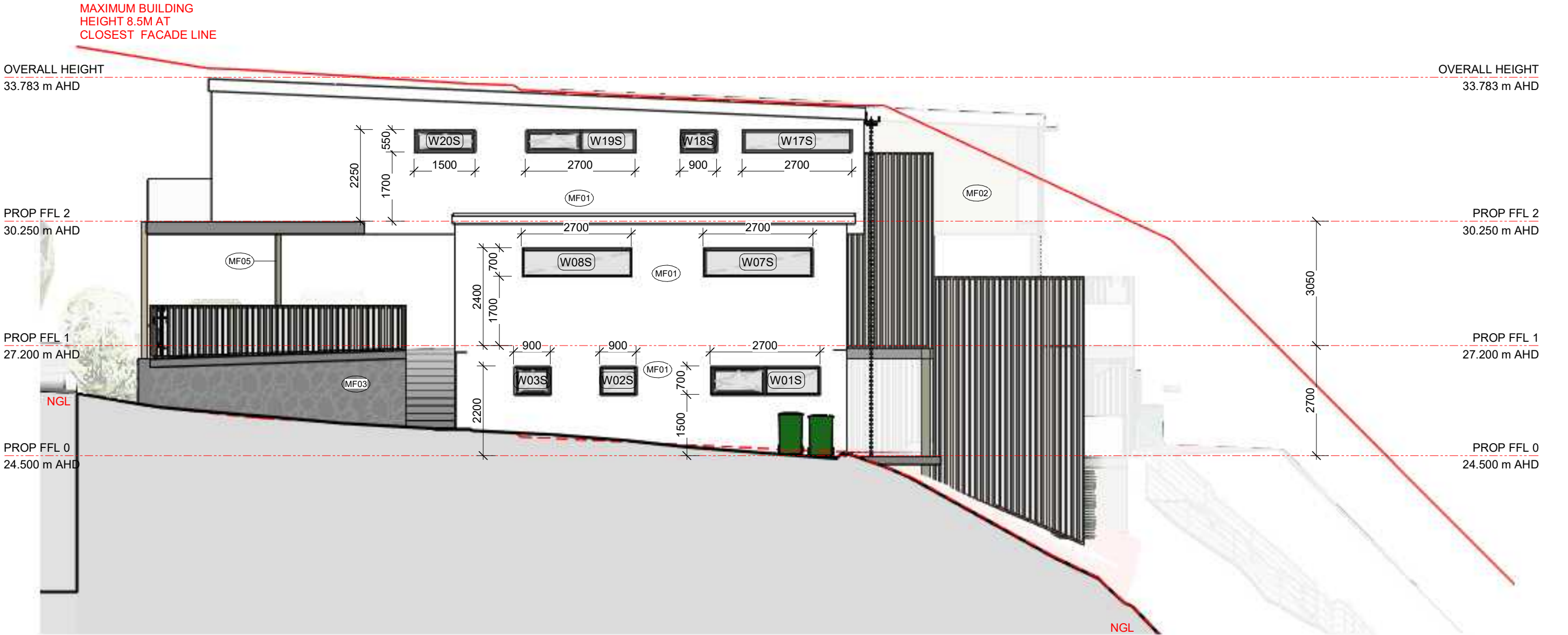
CHECKED
NA

DATE
15/06/2025

JOB NO
J000167

DRAWING NO
202

ISSUE
DA02



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
DA02	15.06.25	S.83 Reconsideration	6	15.06.25	S.83 Reconsideration
DA01	10.08.2023	Authorities Approval	5	05.09.23	Response to council RFI
SK01	30.11.22	Sketch Design	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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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
CHECKED
NA

DATE
15/06/2025
JOB NO
J000167
DRAWING NO
203
ISSUE
DA02



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
DA02	15.06.25	S.83 Reconsideration
DA01	10.08.2023	Authorities Approval
SK01	30.11.22	Sketch Design

REV	DATE	REV DESCRIPTION
5	15.06.25	S.83 Reconsideration
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 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



CLIENT
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PROJECT
DENHAMS BEACH DUPLEX

LOT 2 DP 773132
@ 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
15/06/2025
JOB NO
J000167
DRAWING NO
204
ISSUE
DA02



STREETSCAPE ELEVATION



STREETSCAPE 3D RENDER

DA02 15.06.25 S.83 Reconsideration					
ISS	DATE	ISSUE DESCRIPTION	1	15.06.25	S.83 Reconsideration
REV	DATE	REV DESCRIPTION			

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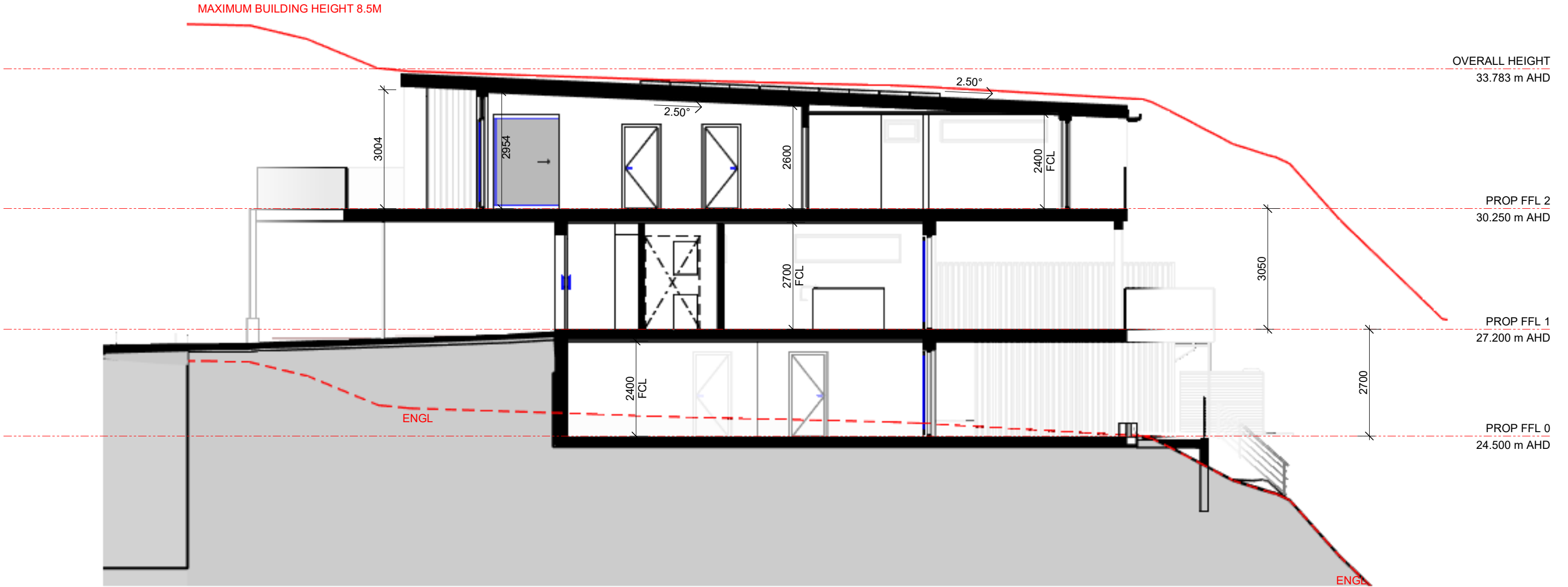
Mawson ACT 2607

CLIENT
Colbert

PROJECT
DENHAMS BEACH DUPLEX

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

DESCRIPTION STREETSCAPE ELEVATION	SCALE at A3 1 : 150	DATE 15/06/2025
	DESIGNED Designer	JOB NO J000167
PROJECT STATUS AUTHORITIES APPROVAL	DRAWN Author	DRAWING NO 205
	CHECKED Checker	ISSUE DA02



ISS	DATE	ISSUE DESCRIPTION
DA02	15.06.25	S.83 Reconsideration
DA01	10.08.2023	Authorities Approval
SK01	30.11.22	Sketch Design

REV	DATE	REV DESCRIPTION
6	15.06.25	S.83 Reconsideration
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
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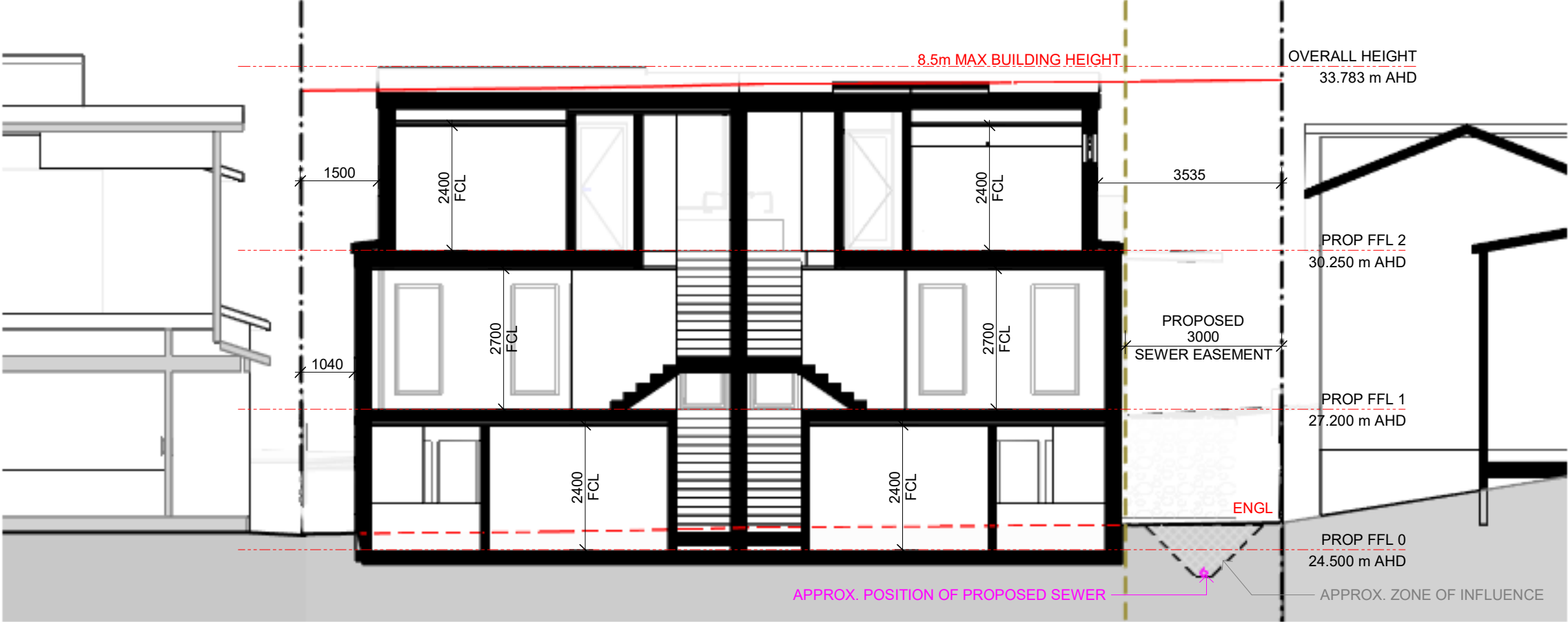
Shop 21,
84 Ainsworth St
Mawson ACT 2607

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

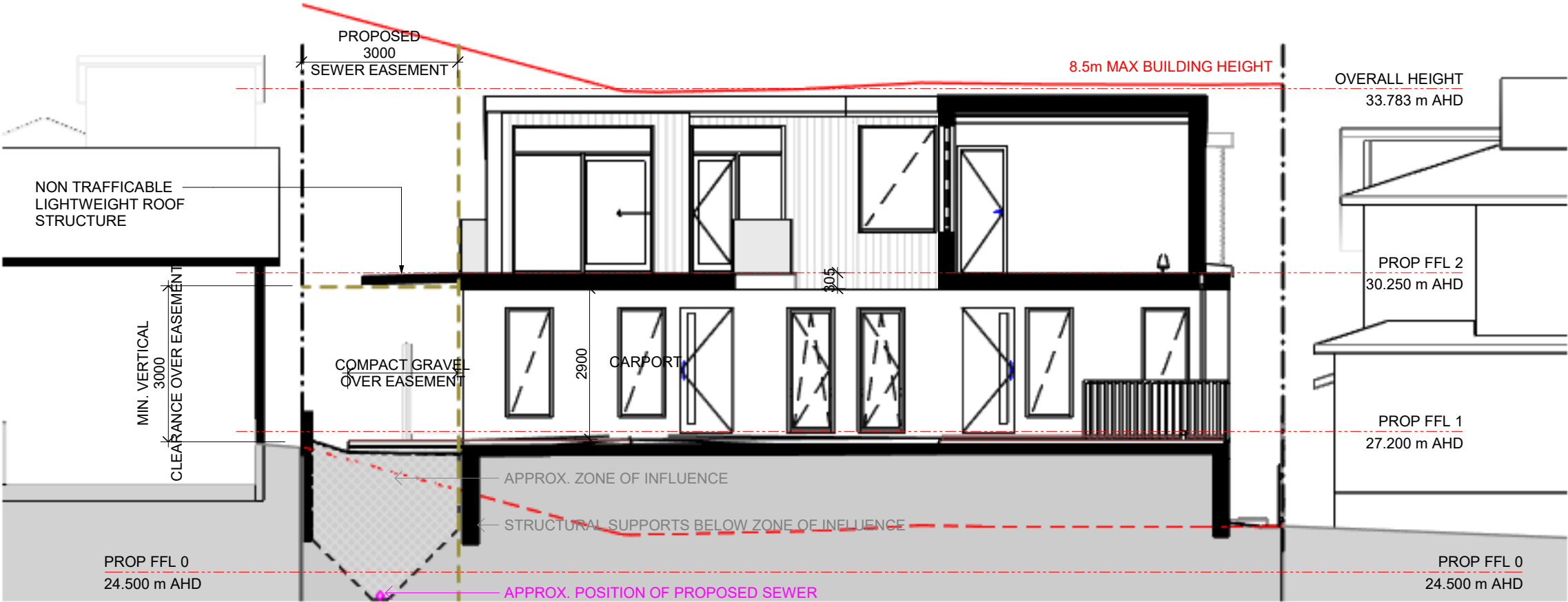
DESCRIPTION SECTIONS 01
PROJECT STATUS AUTHORITIES APPROVAL

SCALE at A3 1 : 100	DATE 15/06/2025
DESIGNED APA	JOB NO J000167
DRAWN APA	DRAWING NO 301
CHECKED NA	ISSUE DA02

DA02 15.06.25 S.83 Reconsideration			DA01 10.08.2023 Authorities Approval			SK01 30.11.22 Sketch Design			ISS DATE ISSUE DESCRIPTION			REV DATE REV DESCRIPTION			<div>NOTES</div> <div>Verify all dimensions on site</div> <div>Use Dimensions DO NOT SCALE</div> <div>Prior to completion of works, certificates to be provided to architect and home owner:</div> <div>1. Certification of Footings, & Structure</div> <div>2. Wet Sealing</div> <div>3. Termite Protection</div> <div>4. Glazing Certificate</div> <div>5. Insulation Certificate</div> <div>6. Plumbing Final</div> <div>7. Electrical Final</div> <div>8. Certificate of Occupancy</div> <div>NOTES</div> <div>All works are to comply with the Building Code of Australia and referenced Australian Standards, including and not limited to:</div> <div>• AS 1170.3: Snow Loading Code</div> <div>• AS 1288: Glass in buildings, section and installation</div> <div>• AS 1684: Framing Code</div> <div>• AS/NZ 3500 Plumbing, Drainage & Gas</div> <div>• AS 3660.1: Termite protection</div> <div>• AS 3740: Waterproofing of domestic wet areas</div> <div>• AS 3786: Smoke Alarms</div> <div>• HOUSING PROVISIONS OF THE BUILDING CODE OF AUSTRALIA:</div> <div>• PART 3.3: MASONRY</div> <div>• PART 3.7: FIRE SAFETY</div> <div>• PART 3.8: WC DOOR</div> <div>• PART 3.9: STAIRS AND BALUSTRADES</div>			<div>adhami pender architecture</div> <div>welcome@adhamipenderarchitecture.com</div> <div>Tel: (02) 62477242</div> <div>Shop 21,</div> <div>84 Ainsworth St</div> <div>Mawson ACT 2607</div>			CLIENT Colbert			PROJECT DENHAMS BEACH DUPLEX			LOT 2 DP 773132 @ 217a BEACH ROAD DENHAMS BEACH NSW			DESCRIPTION SECTIONS 02			PROJECT STATUS AUTHORITIES APPROVAL			SCALE at A3 1 : 100			DATE 15/06/2025			DESIGNED APA			JOB NO J000167			DRAWN APA			DRAWING NO 302			CHECKED NA			ISSUE DA02		
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SECTION 03



SECTION 04

DA02	15.06.25	S.83 Reconsideration
DA01	10.08.2023	Authorities Approval
SK01	30.11.22	Sketch Design
ISS	DATE	ISSUE DESCRIPTION

6	15.06.25	S.83 Reconsideration
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
REV	DATE	REV DESCRIPTION



CLIENT
Colbert

PROJECT
DENHAMS BEACH DUPLEX

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

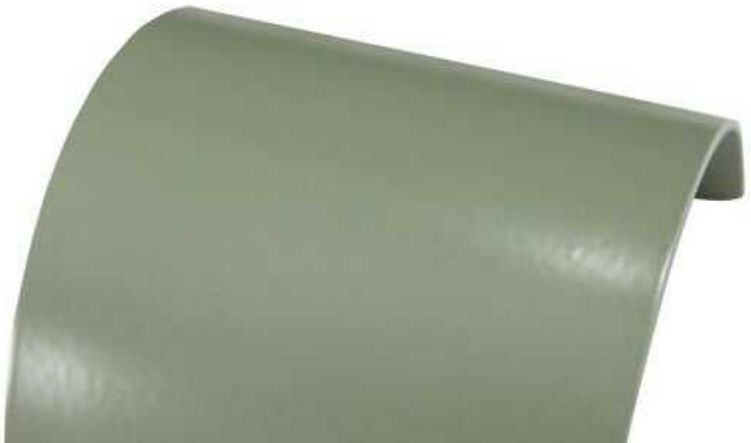
DESCRIPTION
SECTIONS 03

PROJECT STATUS
AUTHORITIES APPROVAL

SCALE at A3 1 : 100	DATE 15/06/2025
DESIGNED APA	JOB NO J000167
DRAWN APA	DRAWING NO 303
CHECKED NA	ISSUE DA02



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

DA02 15.06.25 S.83 Reconsideration			1 15.06.25 S.83 Reconsideration		
DA01 10.08.2023 Authorities Approval			REV DATE REV DESCRIPTION		
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 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
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Mawson ACT 2607

CLIENT Colbert	DESCRIPTION MATERIAL SCHEDULE	SCALE at A3	DATE 15/06/2025
PROJECT DENHAMS BEACH DUPLEX		DESIGNED APA	JOB NO J000167
LOT 2 DP 773132 @ 217a BEACH ROAD DENHAMS BEACH NSW	PROJECT STATUS AUTHORITIES APPROVAL	DRAWN MG	DRAWING NO 600
		CHECKED AH	ISSUE DA02

18/06/2025 1:00:09 PM



STREET FRONTAGE 3D RENDER

REAR OF BUILDING 3D RENDER



ISS	DATE	ISSUE DESCRIPTION	REV	DATE	REV DESCRIPTION
DA02	15.06.25	S.83 Reconsideration	5	15.06.25	S.83 Reconsideration
DA01	10.08.2023	Authorities Approval	4	13.05.24	Response to Council's RFIs
SK01	31.03.23	Sketch Design	3	07.08.23	revised post Civil coordination
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			1	25.05.23	Draft DA for review

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Mawson ACT 2607

CLIENT Colbert	DESCRIPTION EXTERNAL PERSPECTIVES 01	SCALE at A3	DATE 15/06/2025
PROJECT DENHAMS BEACH DUPLEX		DESIGNED APA	JOB NO J000167
LOT 2 DP 773132 @ 217a BEACH ROAD DENHAMS BEACH NSW	PROJECT STATUS AUTHORITIES APPROVAL	DRAWN APA	DRAWING NO 900
		CHECKED NA	ISSUE DA02